

Warden's Reach

Forest Gate, London



LATIMER
by Clarion Housing Group



Computer generated images are indicative only.

WELCOME TO WARDEN'S REACH

SET IN THE SOUGHT-AFTER
LONDON BOROUGH OF NEWHAM,
WARDEN'S REACH IN FOREST GATE
OFFERS A STUNNING NEW COLLECTION
OF ONE, TWO AND THREE BEDROOM
APARTMENTS WITH SHARED OWNERSHIP.*



BROUGHT TO YOU BY LATIMER,
WARDEN'S REACH WILL EXCITE AND INSPIRE
YOU WITH THE LIVEABLE, LOVEABLE,
WORKABLE SPACES THAT WE HAVE CREATED
EXCLUSIVELY FOR YOU.

Shared Ownership – Terms and conditions apply. This scheme with Clarion Housing is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. Please speak to a member of our Sales Team for more details.

LATIMER DELIVERS MORE



LATIMER
by Clarion Housing Group

Latimer is part of Clarion Housing Group, and is a new kind of housing developer exceeding expectations to 'deliver more'. Latimer is working with communities and councils across the country, providing tailored solutions to their needs.

Latimer is a placemaker, committed to creating spaces and homes that are amazing to live in and visit, places that appeal to a broad range of people and preferences but always with a strong focus on community and quality.

Bricks and mortar are at the foundation of everything we do. But it's a foundation on which to build more than just homes. The Latimer impact on the land we develop is positive and enhances environments. Our surplus is poured back into communities helping the Group deliver more.

Latimer is pushing the boundaries of expectation. Because affordable shouldn't mean poor quality. Because aspirational shouldn't mean out of reach. Because accessible shouldn't mean generic. Latimer is delivering more for residents, for communities, for the future.

Latimer doesn't just deliver homes, Latimer delivers social impact.

Latimer delivers more.

RICHARD COOK
GROUP DIRECTOR OF DEVELOPMENT

VIBRANT COMMUNITIES CREATED BY LATIMER



LATIMER

by Clarion Housing Group

Latimer is the private 'for sale' development arm of Clarion Housing Group, developing private homes in thriving, mixed-use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 350,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum. For the past 100 years we've been building communities that work for the long term.

The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK. We have been delivering on his legacy ever since. The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high-quality and low-carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short-term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group, we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years. If you buy a Latimer home you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.



WARDEN'S REACH



Set in the thriving London Borough of Newham, in up-and-coming Forest Gate, Warden's Reach offers a beautiful collection of brand new one, two and three bedroom apartments – all available with Shared Ownership.

Warden's Reach appeals to buyers due to its close proximity to central London and its wide variety of parks and open spaces.

There is plenty to do in Forest Gate – the district has a multi-million-pound leisure centre with a gym, exercise studios, two swimming pools and a crèche. Forest Lane Park is a stunning landscaped space with a small lake, footpaths and play areas for children. There's also plenty of volunteer opportunities available with Forest Gate Community Garden.

Forest Gate is ideally located close to neighbouring Stratford and Ilford, with local cinemas, access to year-round events and festivals at Olympic Park, museums, theatres and attractions in Central London and the West End. No matter what your interests are, there's something to satisfy everyone. Forest Gate even boasts its own annual festival with music and street performers – perfect for an entertaining day out!

Computer generated images are indicative only.

IN YOUR NEIGHBOURHOOD

Leisure activities, fitness centres, good dining and well-regarded schools are all within a short distance of Warden's Reach.

Education

- 1 Woodgrange Infant School
- 2 Godwin Junior School
- 3 St James CofE Junior School
- 4 Forest Gate Community School
- 5 Stratford School Academy
- 6 University of East London Stratford Campus

Food & Drink

- 7 Wild Goose Bakery
- 8 Neighbourhood Bar
- 9 The Grill Stratford
- 10 The Olive
- 11 Mora Restaurant

Retail & Essentials

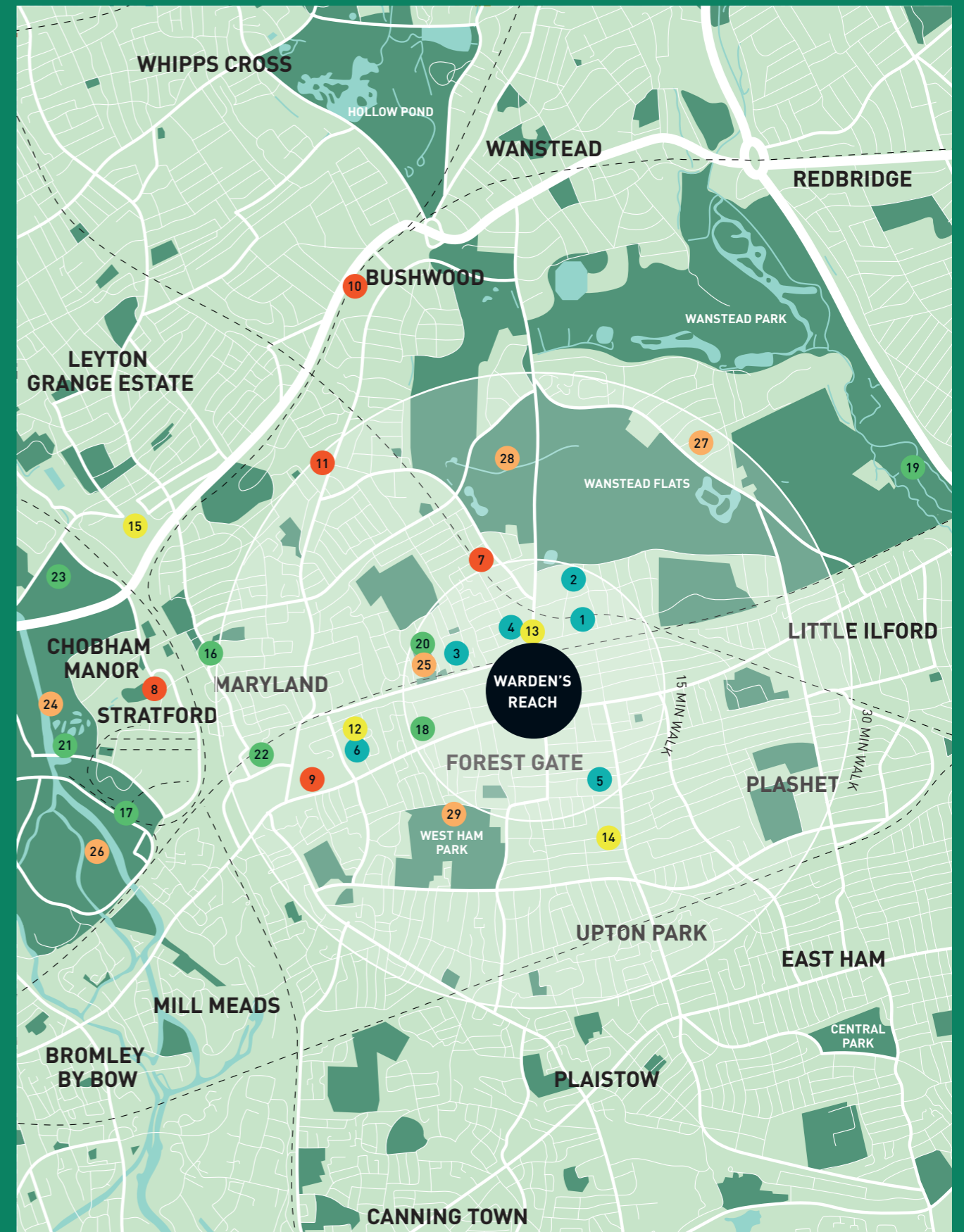
- 12 Westfield Stratford City
- 13 Co-op Food
- 14 East Shopping Centre
- 15 Asda Leyton Mills Superstore

Fitness & Leisure

- 16 Anytime Fitness Stratford East
- 17 London Aquatics Centre
- 18 Atherton Leisure Centre
- 19 Ilford Golf Course
- 20 Forest Lane Football Pitch
- 21 Queen Elizabeth Olympic Park Public Climbing Wall
- 22 Stratford East Picturehouse
- 23 Lee Valley Hockey & Tennis Centre

Sights & Gardens

- 24 Queen Elizabeth Olympic Park
- 25 Forest Lane Park
- 26 ArcelorMittal Orbit
- 27 Aldersbrook Gardens
- 28 Wanstead Heath
- 29 West Ham Park



 By foot

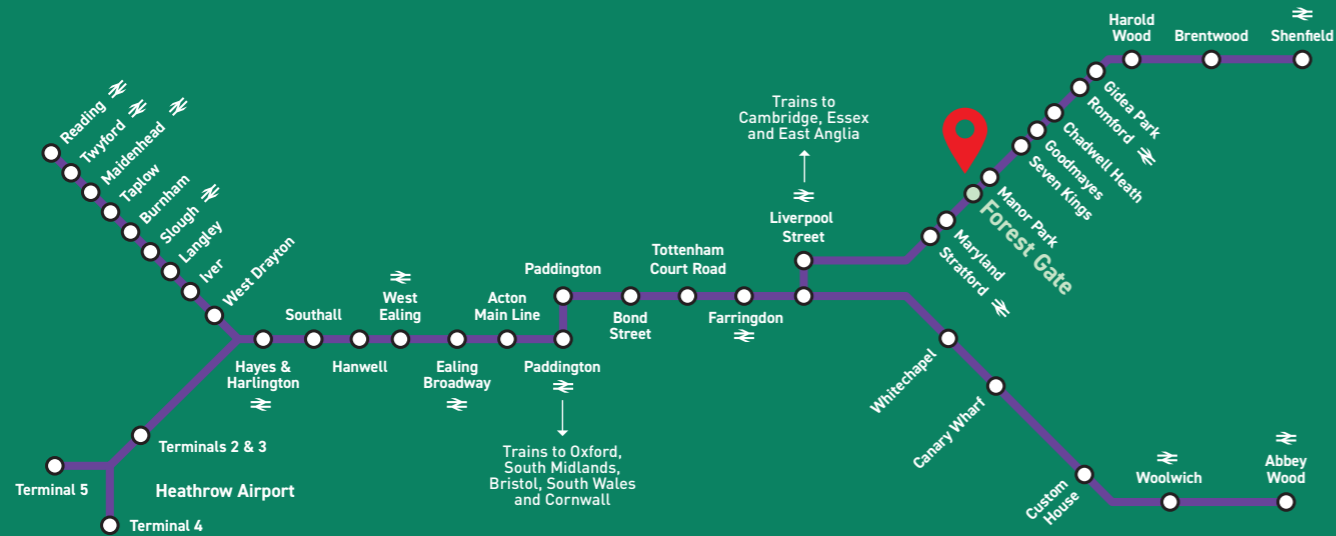
Forest Gate Station	1 min
Forest Gate Community Garden	2 min
Wanstead Park Station	5 min
Forest Lane Park	11 min
West Ham Park	17 min
Stratford	30 min

 By train



Queen Elizabeth Olympic Park	5 min
Westfield Stratford City	9 min
Liverpool Street Station	14 min
London Waterloo	43 min
Kensington	45 min
London Victoria	49 min

 By bus

Ilford Station	22 min
Westfield Stratford	23 min
Wanstead Station	26 min
London City Airport	35 min
Whipps Cross Bus Station	42 min
Walthamstow Wetlands	56 min



Key

-  ELIZABETH LINE
-  YOUR LOCATION

EASY CONNECTIONS TO THE CITY



Maps are not to scale and show approximate locations only. Journey times are taken from Google Maps/National Rail.

OUR NEIGHBOURHOOD



EARLHAM GROVE

Forest Gate station
1 min walk

Holly House
entrance

HOLLY
HOUSE

BIN STORE

CYCLE STORE

EXISTING
SUB-STATION

OSBORNE ROAD

WOODGRANGE ROAD

Show
apartment
entrance

Epping House
entrance

BIN STORE

CYCLE STORE

EPPING
HOUSE

The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Bin/Cycle Store is not to scale and positioning is indicative only. Walking times taken from google.co.uk/maps and are approximate only.

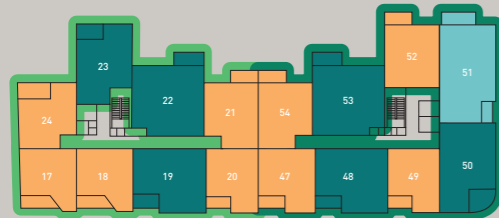


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PLOT LOCATORS

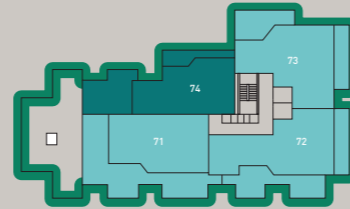


EPPING HOUSE | HOLLY HOUSE



LEVEL THREE

HOLLY HOUSE



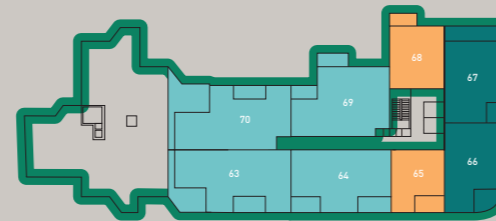
LEVEL SIX

EPPING HOUSE | HOLLY HOUSE



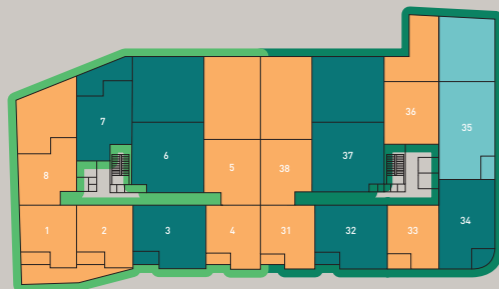
LEVEL TWO

HOLLY HOUSE



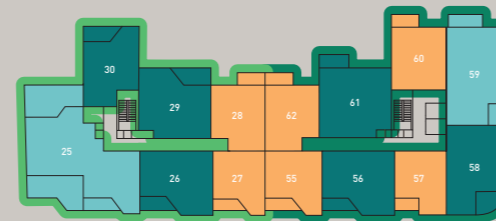
LEVEL FIVE

EPPING HOUSE | HOLLY HOUSE



LEVEL ONE

EPPING HOUSE | HOLLY HOUSE



LEVEL FOUR

Key

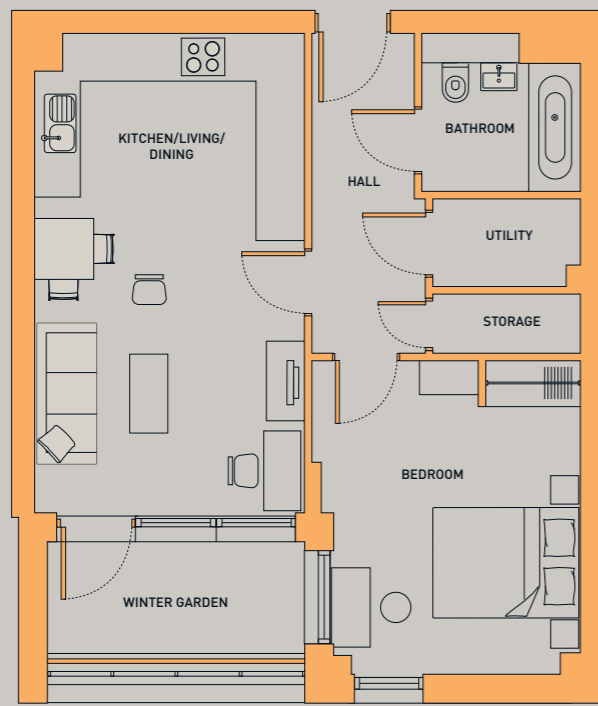
- EPPING HOUSE
- HOLLY HOUSE
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

HOLLY HOUSE / TYPE 2
ONE BEDROOM APARTMENT

PLOTS: 33, 41, 49 & 57



BALCONY TO PLOT 49 & 57

KITCHEN/LIVING/DINING	6.32 M X 3.21 M	20'8" X 10'6"
BEDROOM	3.32 M X 3.27 M	10'8" X 10'7"
TOTAL AREA	53.2 M²	572.64 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

EPPING HOUSE / TYPE 2.1
ONE BEDROOM APARTMENT

PLOTS: 2 & 10



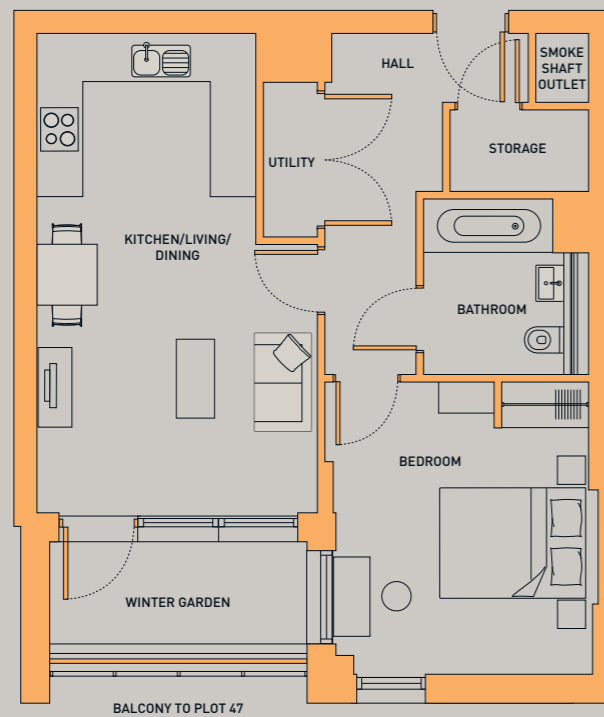
BALCONY TO PLOT 10

KITCHEN/LIVING/DINING	6.42 M X 3.39 M	12'1" X 11'2"
BEDROOM	3.55 M X 3.54 M	11'7" X 11'7"
TOTAL AREA	54.1 M²	582.32 FT²

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HOLLY HOUSE / TYPE 4
ONE BEDROOM APARTMENT

PLOTS: 31, 39 & 47

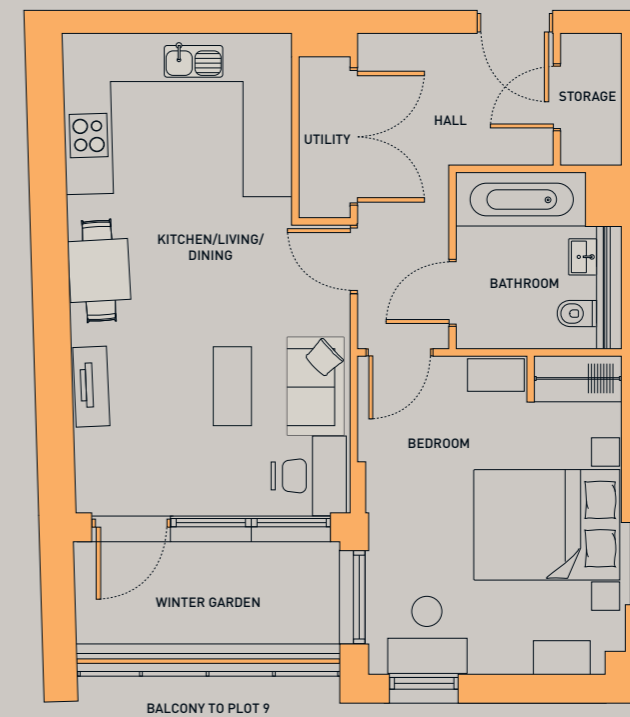


KITCHEN/LIVING/DINING	6.20 M X 3.78 M	20'4" X 12'4"
BEDROOM	3.89 M X 3.48 M	12'9" X 11'5"
TOTAL AREA	53 M²	570.48 FT²

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EPPING HOUSE / TYPE 4.1
ONE BEDROOM APARTMENT

PLOTS: 1 & 9

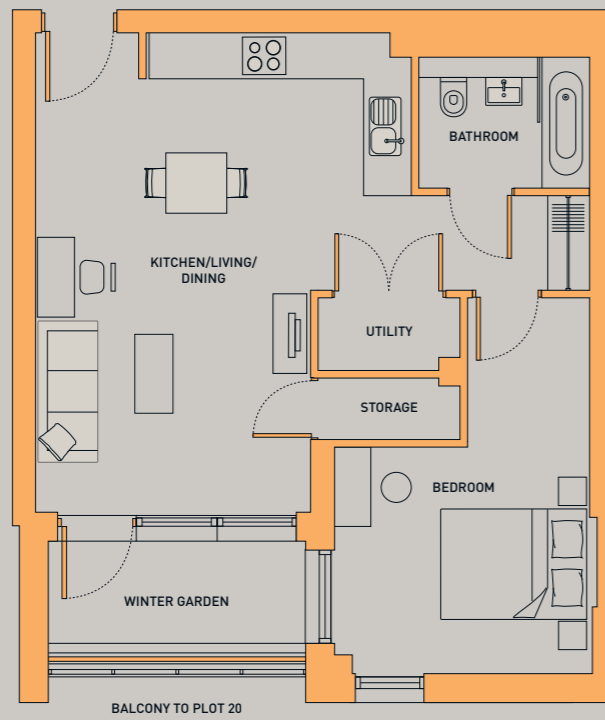


KITCHEN/LIVING/DINING	6.69 M X 3.39 M	20'11" X 12'1"
BEDROOM	3.94 M X 3.48 M	12'11" X 11'5"
TOTAL AREA	54 M²	581.25 FT²

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EPPING HOUSE / TYPE 5
ONE BEDROOM APARTMENT

PLOTS: 4, 12 & 20

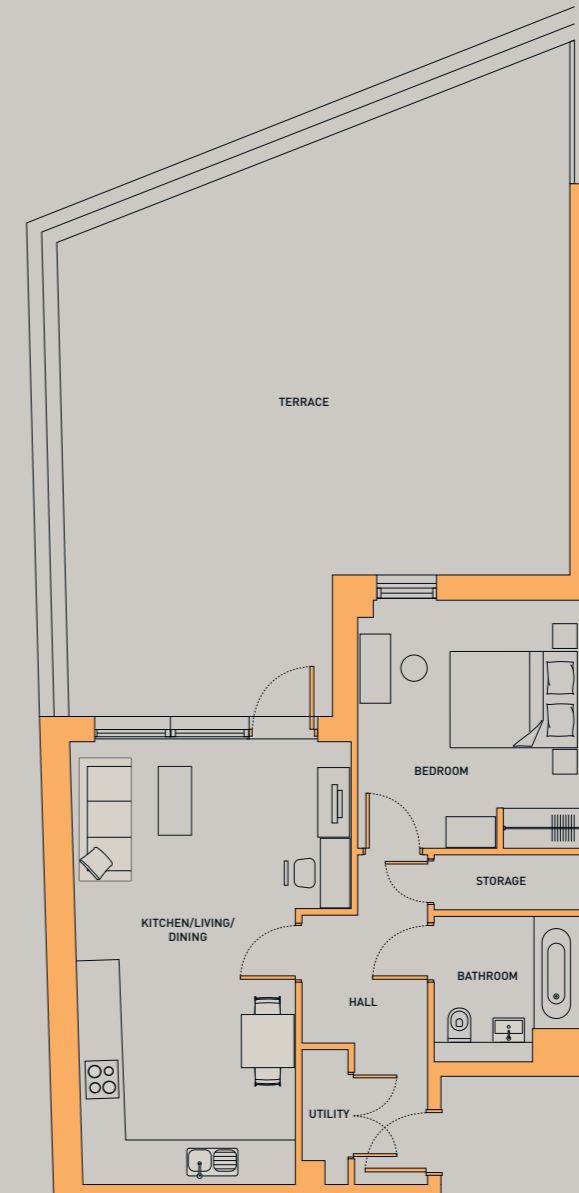


KITCHEN/LIVING/DINING	6.18 M X 4.69 M	20'3" X 15'4"
BEDROOM	3.67 M X 3.02 M	12'0" X 9'11"
TOTAL AREA	54.1 M²	582.32 FT²

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EPPING HOUSE / TYPE 7
ONE BEDROOM APARTMENT

PLOT: 8

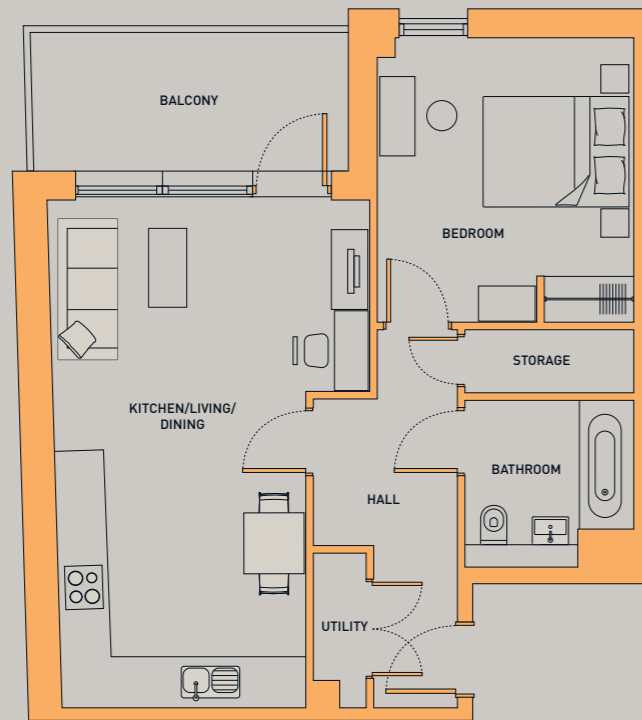


KITCHEN/LIVING/DINING	6.25 M X 3.33 M	20'6" X 10'11"
BEDROOM	3.78 M X 3.40 M	12'5" X 11'2"
TOTAL AREA	53.7 M² (AVERAGE)	578.02 FT²

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EPPING HOUSE / TYPE 7
ONE BEDROOM APARTMENT

PLOTS: 16 & 24

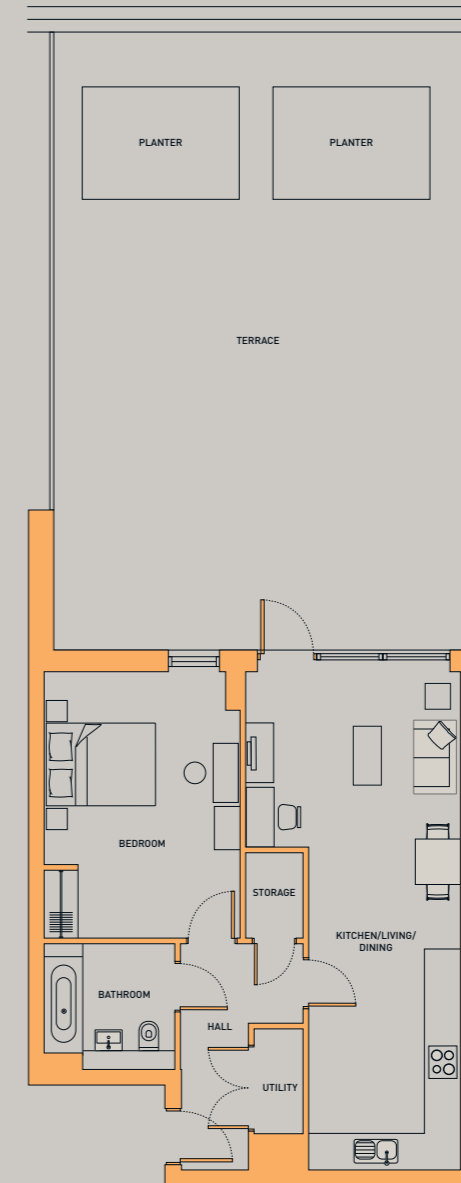


KITCHEN/LIVING/DINING	6.25 M X 3.33 M	20'6" X 10'11"
BEDROOM	3.78 M X 3.40 M	12'5" X 11'2"
TOTAL AREA	53.7 M² (AVERAGE)	578.02 FT²

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EPPING HOUSE & HOLLY HOUSE / TYPE 10
ONE BEDROOM APARTMENT

EPPING HOUSE PLOT: 5
 HOLLY HOUSE PLOT: 38*



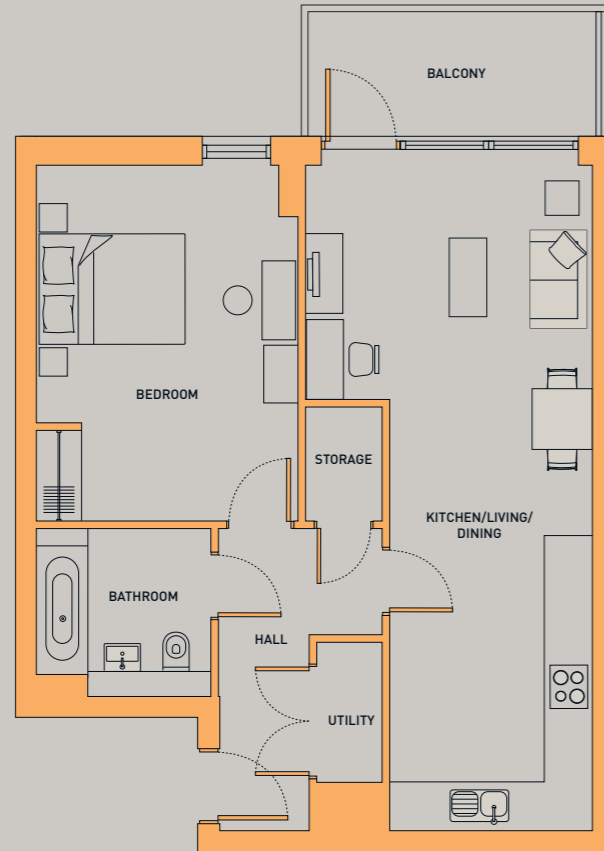
KITCHEN/LIVING/DINING	8.86 M X 2.71 M	29'1" X 8'10"
BEDROOM	3.52 M X 4.74 M	11'6" X 15'6"
TOTAL AREA	60.7 M² (AVERAGE)	653.36 FT²

*Plot 38 is handed. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

EPPING HOUSE & HOLLY HOUSE / TYPE 10

ONE BEDROOM APARTMENT

EPPING HOUSE PLOTS: 13, 21 & 28
 HOLLY HOUSE PLOTS: 46, 54 & 62



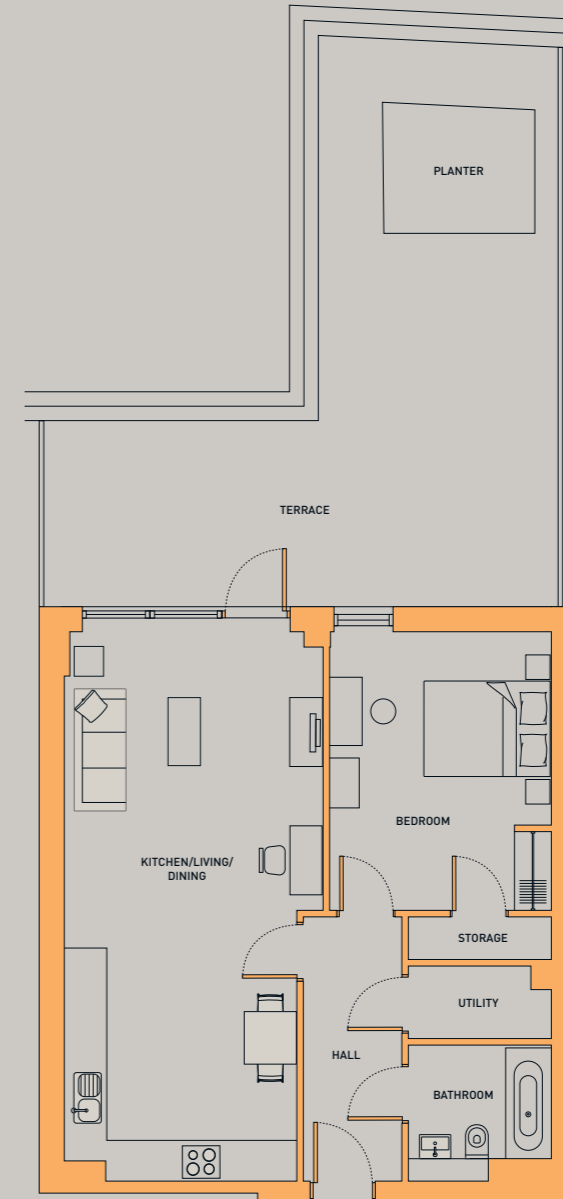
KITCHEN/LIVING/DINING	8.86 M X 2.71 M	29'1" X 8'10"
BEDROOM	3.52 M X 4.74 M	11'6" X 15'6"
TOTAL AREA	60.7 M² (AVERAGE)	653.36 FT²

*Plots 46, 54 & 62 are handed. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 12

ONE BEDROOM APARTMENT

PLOT: 36



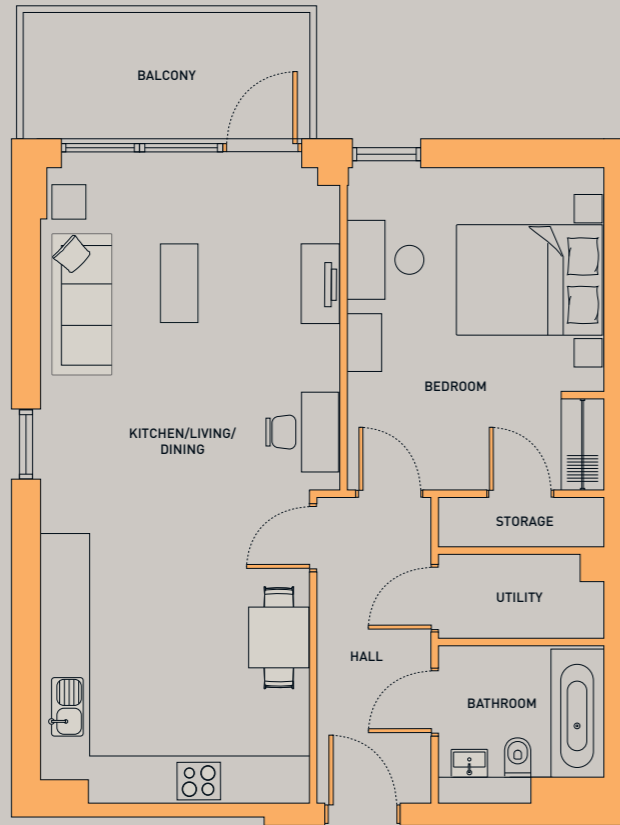
KITCHEN/LIVING/DINING	8.40 M X 4.01 M	27'9" X 13'1"
BEDROOM	4.31 M X 3.45 M	14'1" X 11'3"
TOTAL AREA	62.4 M² (AVERAGE)	671.66 FT²

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HOLLY HOUSE / TYPE 12

ONE BEDROOM APARTMENT

PLOTS: 44, 52, 60 & 68



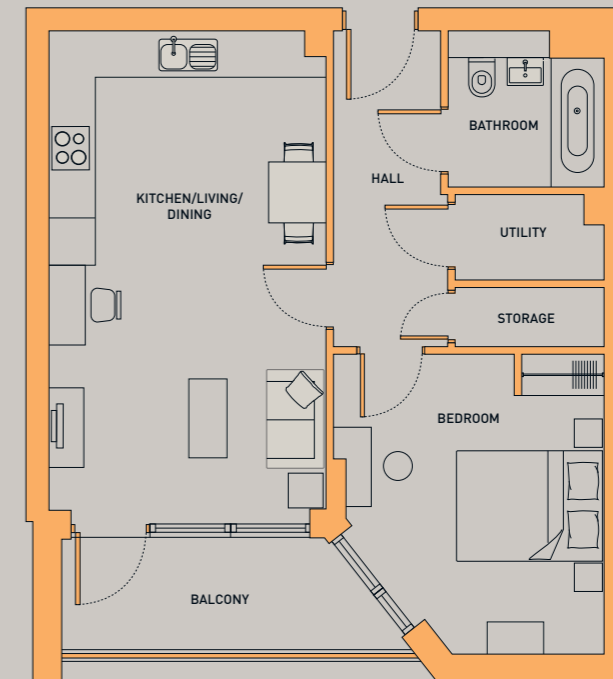
KITCHEN/LIVING/DINING	8.40 M X 4.01 M	27'9" X 13'1"
BEDROOM	4.31 M X 3.45 M	14'1" X 11'3"
TOTAL AREA	62.4 M² (AVERAGE)	671.66 FT²

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EPPING HOUSE / TYPE 14

ONE BEDROOM APARTMENT

PLOT: 18



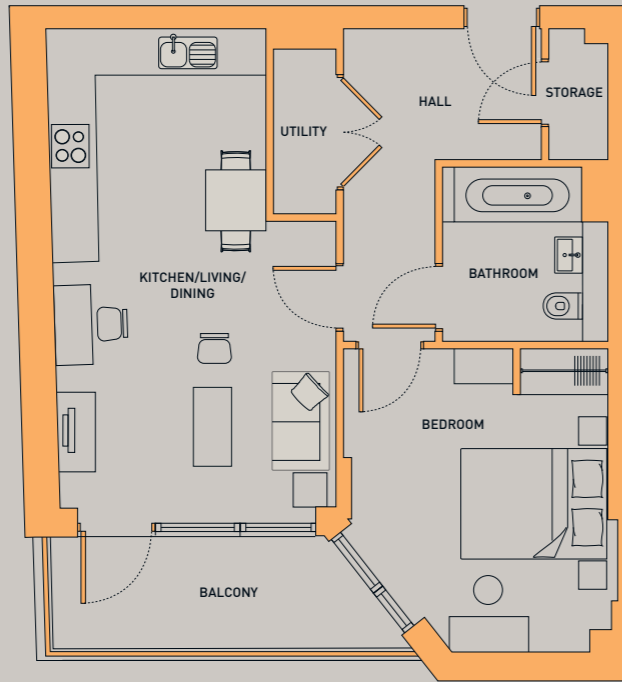
KITCHEN/LIVING/DINING	6.39 M X 3.43 M	20'11" X 11'3"
BEDROOM	4.02 M X 3.62 M	13'2" X 11'10"
TOTAL AREA	52.2 M²	561.87 FT²

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EPPING HOUSE / TYPE 15

ONE BEDROOM APARTMENT

PLOT: 17



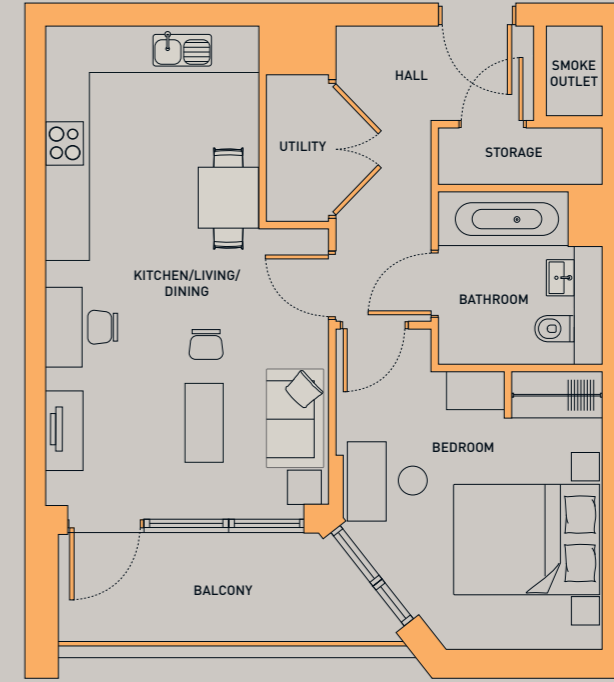
KITCHEN/LIVING/DINING	6.48 M X 3.89 M	21'3" X 12'9"
BEDROOM	4.06 M X 3.56 M	13'3" X 11'8"
TOTAL AREA	52.2 M²	561.87 FT²

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HOLLY HOUSE / TYPE 15.2

ONE BEDROOM APARTMENT

PLOT: 55



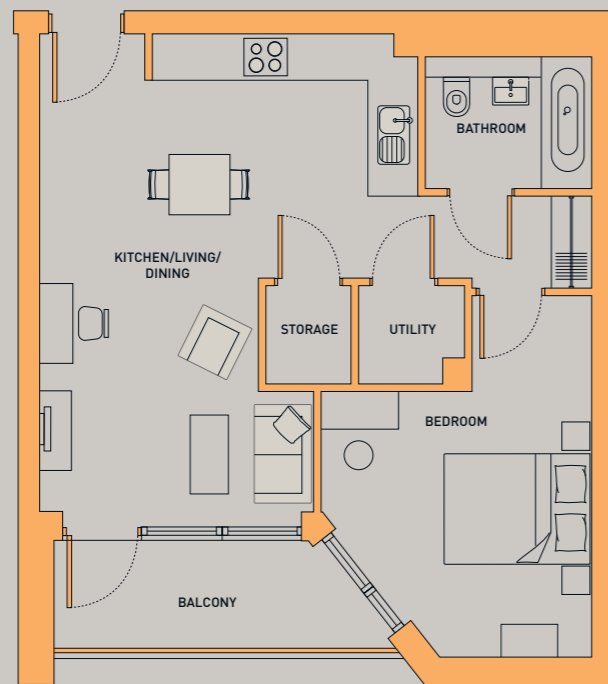
KITCHEN/LIVING/DINING	6.39 M X 3.43 M	20'11" X 11'3"
BEDROOM	4.02 M X 3.62 M	13'2" X 11'10"
TOTAL AREA	51.3 M²	552.18 FT²

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EPPING HOUSE / TYPE 17

ONE BEDROOM APARTMENT

PLOT: 27



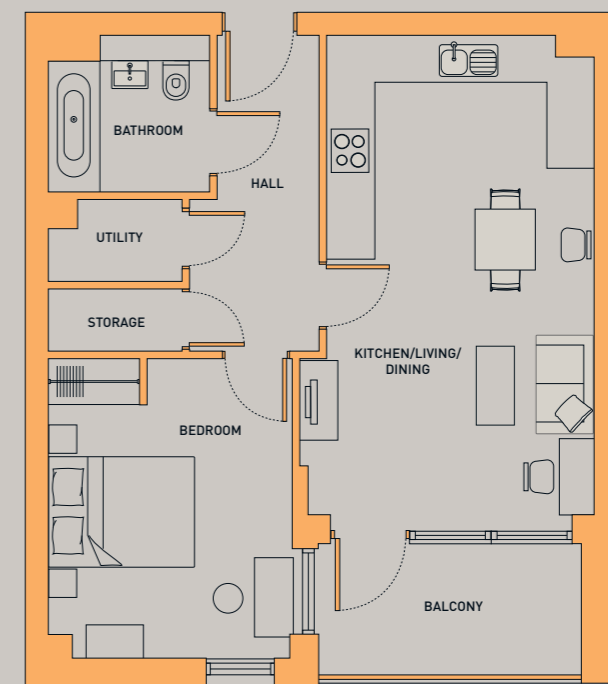
KITCHEN/LIVING/DINING	6.40 M X 5.06 M	20'11" X 16'7"
BEDROOM	4.82 M X 3.66 M	15'9" X 12'0"
TOTAL AREA	52.2 M²	561.87 FT²

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HOLLY HOUSE / TYPE 22

ONE BEDROOM APARTMENT

PLOT: 65

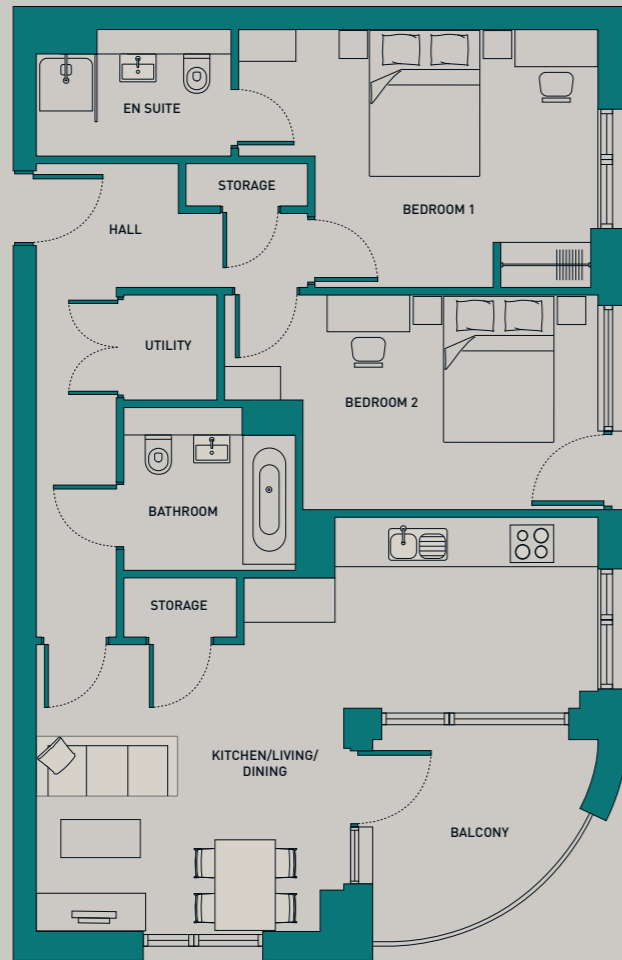


KITCHEN/LIVING/DINING	6.44 M X 3.60 M	21'1" X 11'9"
BEDROOM	3.69 M X 3.21 M	12'1" X 10'6"
TOTAL AREA	52.5 M²	565.10 FT²

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HOLLY HOUSE / TYPE 1
TWO BEDROOM APARTMENT

PLOTS: 34, 42, 50 & 58

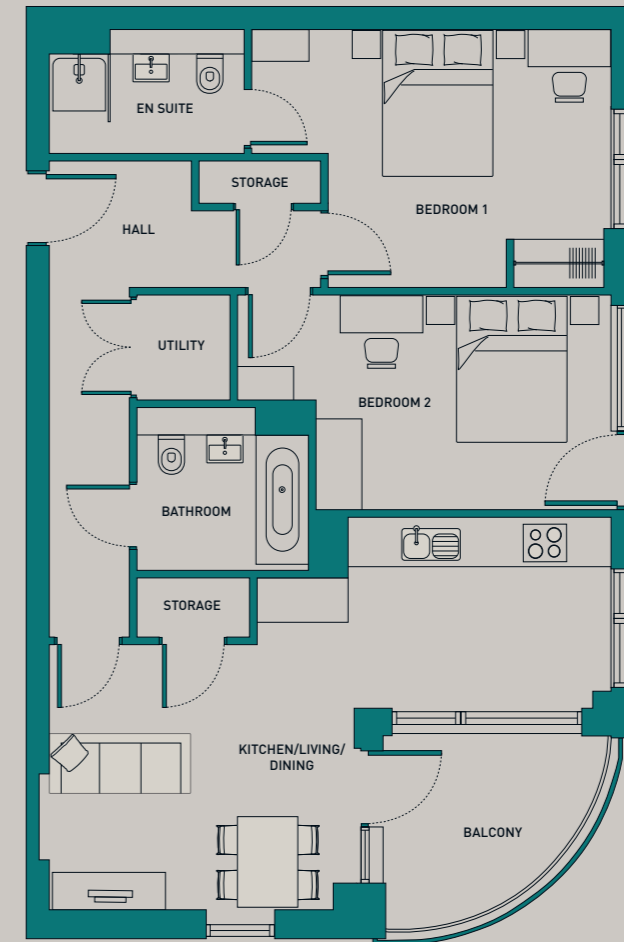


KITCHEN/LIVING/DINING	4.78 M X 2.58 M	24'7" X 8'5"
BEDROOM 1	4.78 M X 3.47 M	15'8" X 11'4"
BEDROOM 2	4.57 M X 2.87 M	15'0" X 9'4"
TOTAL AREA	78.8 M² (AVERAGE)	848.19 FT²

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HOLLY HOUSE / TYPE 1.5
TWO BEDROOM APARTMENT

PLOT: 66



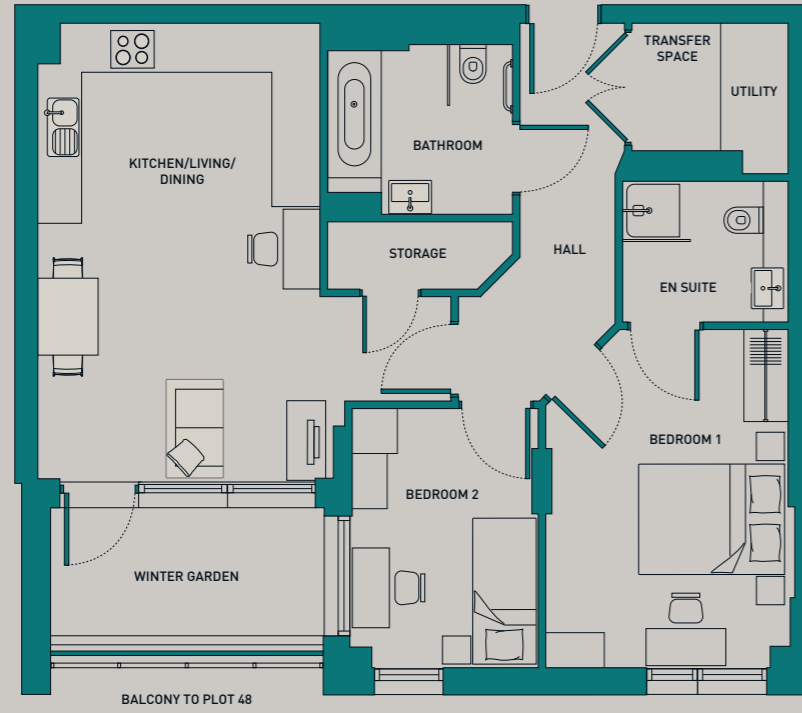
KITCHEN/LIVING/DINING	7.49 M X 2.58 M	24'7" X 8'5"
BEDROOM 1	4.78 M X 3.48 M	15'8" X 11'5"
BEDROOM 2	4.57 M X 2.87 M	15'0" X 9'4"
TOTAL AREA	78.2 M²	841.73 FT²

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HOLLY HOUSE / TYPE 3

TWO BEDROOM ACCESSIBLE APARTMENT

PLOTS: 32, 40 & 48



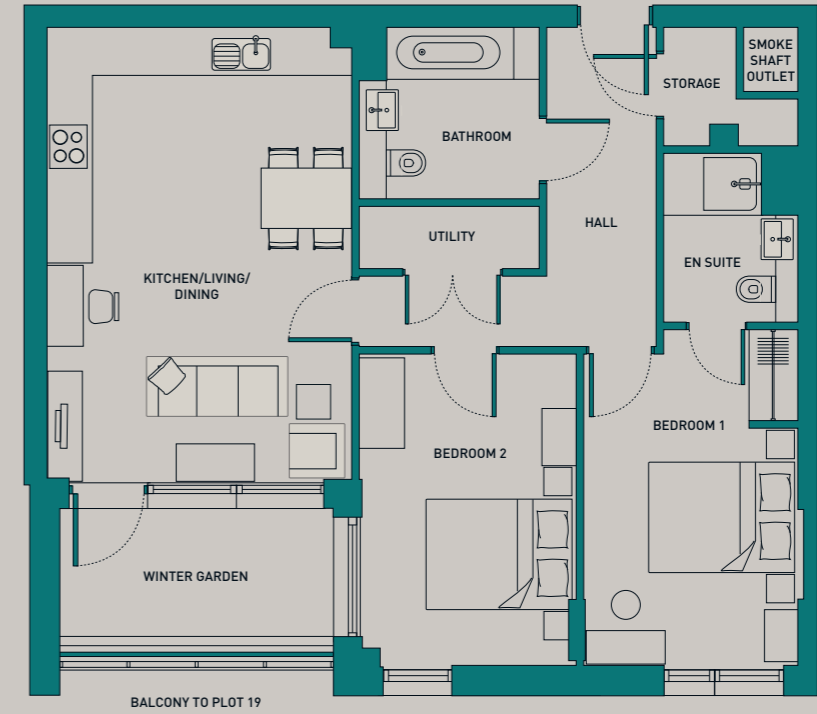
KITCHEN/LIVING/DINING	5.70 M X 3.81 M	12'6" X 10'8"
BEDROOM 1	4.18 M X 3.24 M	13'8" X 10'7"
BEDROOM 2	2.48 M X 2.29 M	8'1" X 7'6"
TOTAL AREA	73.9 M²	795.45FT²

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EPPING HOUSE / TYPE 6

TWO BEDROOM APARTMENT

PLOTS: 3, 11 & 19

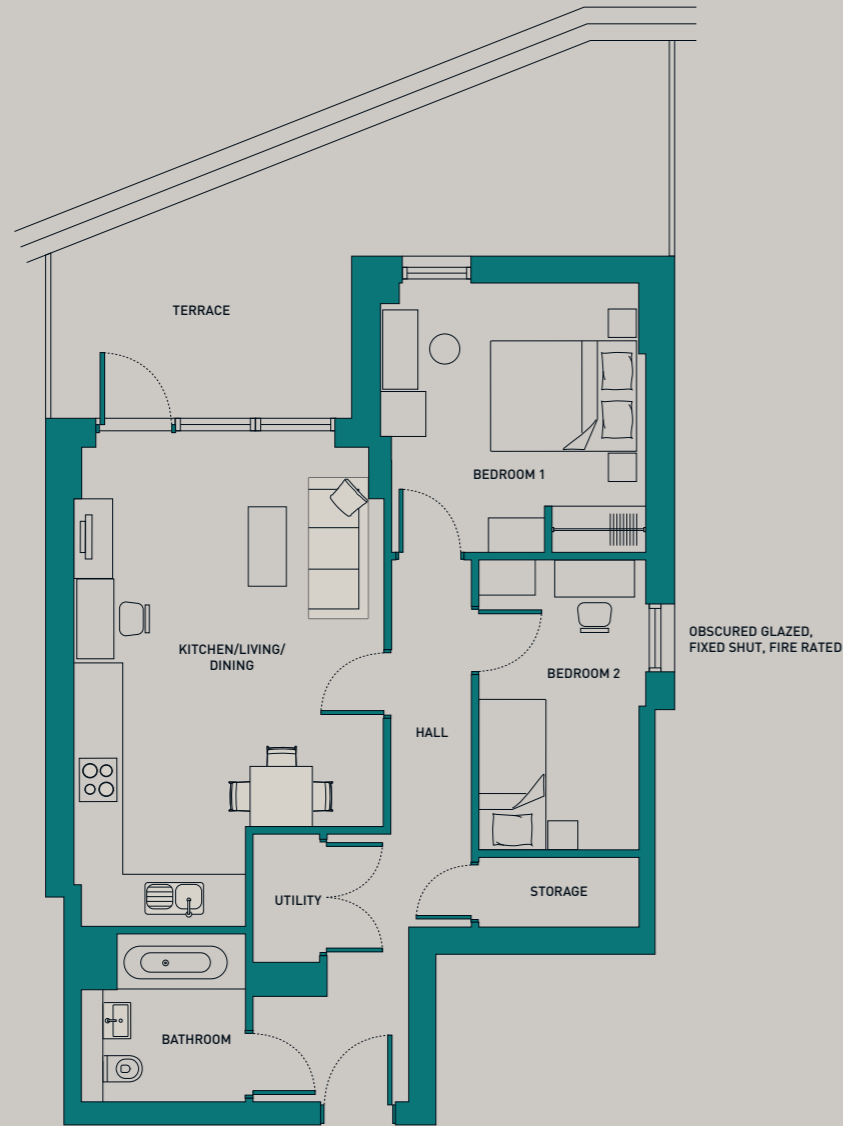


KITCHEN/LIVING/DINING	5.68 M X 4.03 M	18'7" X 13'2"
BEDROOM 1	4.49 M X 2.78 M	14'8" X 9'1"
BEDROOM 2	4.17 M X 2.85 M	13'8" X 9'4"
TOTAL AREA	72.9 M² (AVERAGE)	784.68 FT²

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EPPING HOUSE / TYPE 8
TWO BEDROOM APARTMENT

PLOT: 7

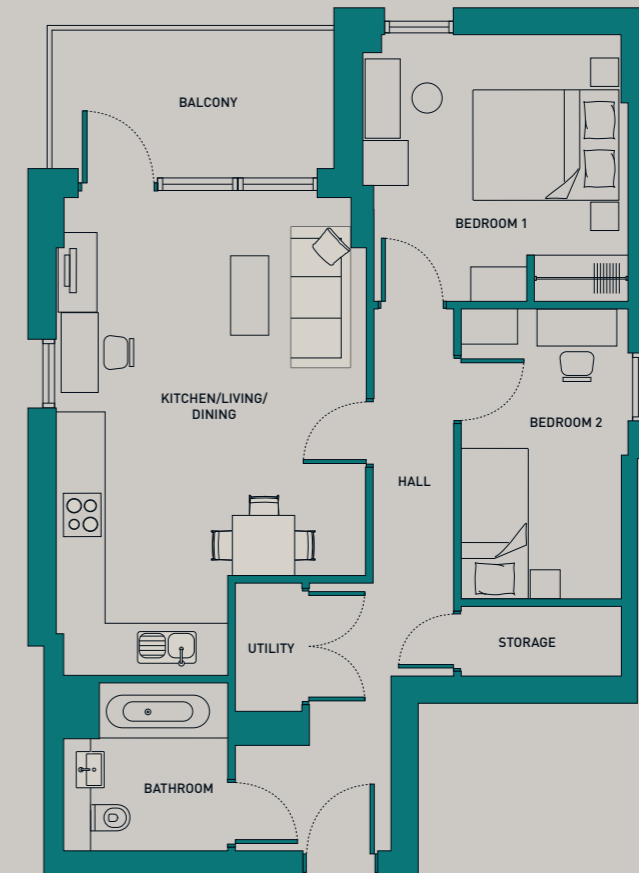


KITCHEN/LIVING/DINING	4.05 M X 3.67 M	13'3" X 12'0"
BEDROOM 1	3.55 M X 2.73 M	11'7" X 8'11"
BEDROOM 2	3.86 M X 2.17 M	12'7" X 7'1"
TOTAL AREA	63.9 M²	687.81 FT²

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EPPING HOUSE / TYPE 8.1
TWO BEDROOM APARTMENT

PLOTS: 15 & 23



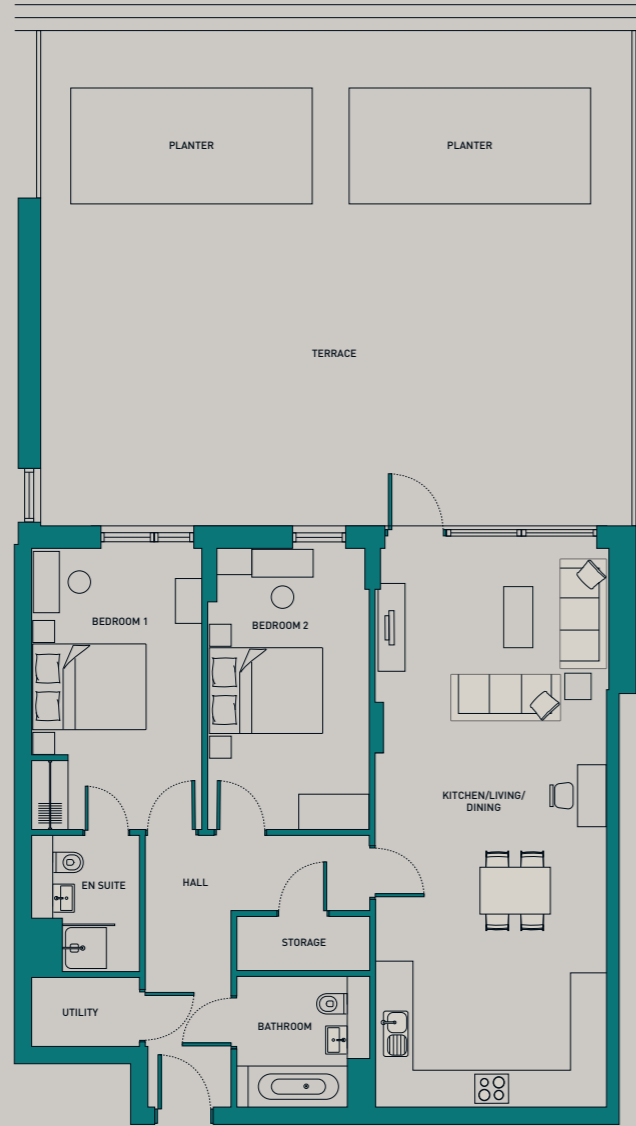
KITCHEN/LIVING/DINING	6.27 M X 3.78 M	20'7" X 12'5"
BEDROOM 1	3.86 M X 3.56 M	12'8" X 11'8"
BEDROOM 2	3.86 M X 2.20 M	12'7" X 7'2"
TOTAL AREA	64.5 M² (AVERAGE)	694.27 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

EPPING HOUSE / TYPE 9

TWO BEDROOM APARTMENT

PLOT: 6



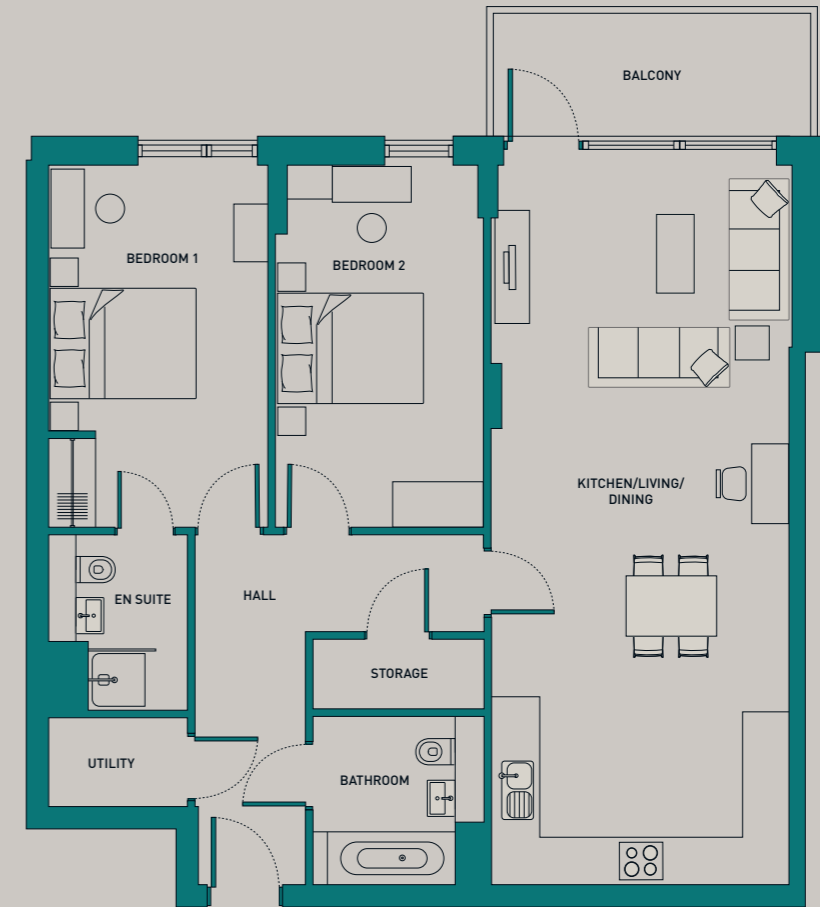
KITCHEN/LIVING/DINING	9.57 M X 3.97 M	31'4" X 13'0"
BEDROOM 1	4.83 M X 2.95 M	15'10" X 9'8"
BEDROOM 2	4.83 M X 2.78 M	15'10" X 9'1"
TOTAL AREA	91.4 M² (AVERAGE)	983.82 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

EPPING HOUSE / TYPE 9

TWO BEDROOM APARTMENT

PLOTS: 14 & 22



KITCHEN/LIVING/DINING	9.57 M X 3.97 M	31'4" X 13'0"
BEDROOM 1	4.83 M X 2.95 M	15'10" X 9'8"
BEDROOM 2	4.83 M X 2.78 M	15'10" X 9'1"
TOTAL AREA	91.4 M² (AVERAGE)	983.82 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 11

TWO BEDROOM ACCESSIBLE APARTMENT

PLOT: 37



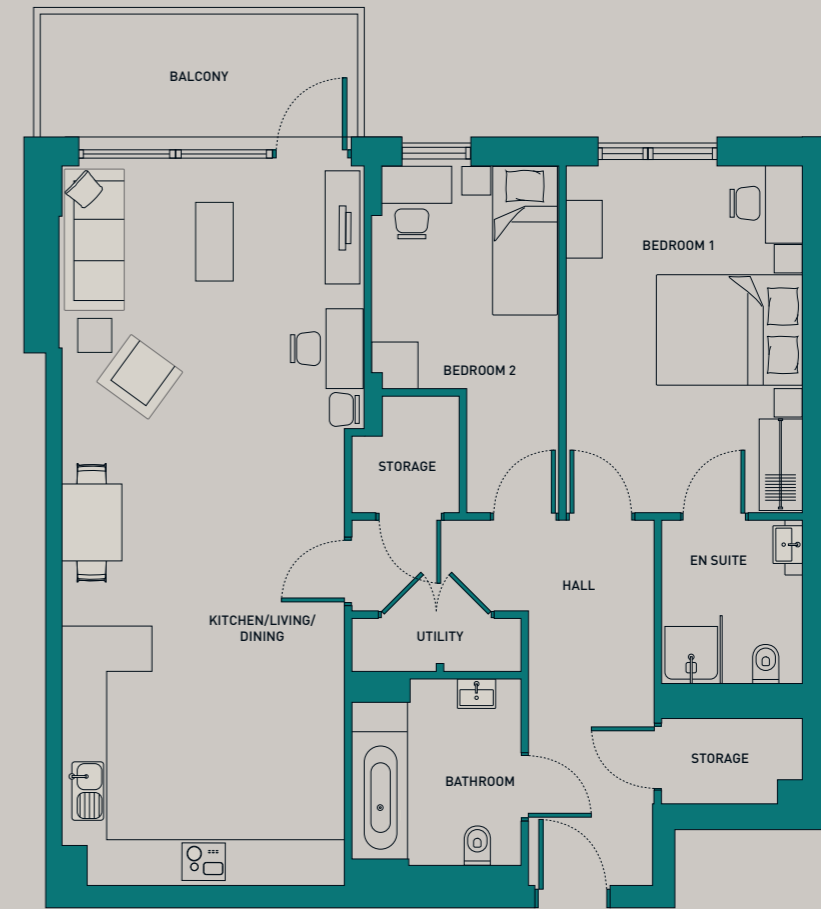
KITCHEN/LIVING/DINING	9.38 M X 3.84 M	30'9" X 12'7"
BEDROOM 1	4.63 M X 3.19 M	15'2" X 10'5"
BEDROOM 2	4.63 M X 2.49 M	15'2" X 8'2"
TOTAL AREA	91.1 M²	980.59 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 11

TWO BEDROOM ACCESSIBLE APARTMENT

PLOTS: 45, 53 & 61



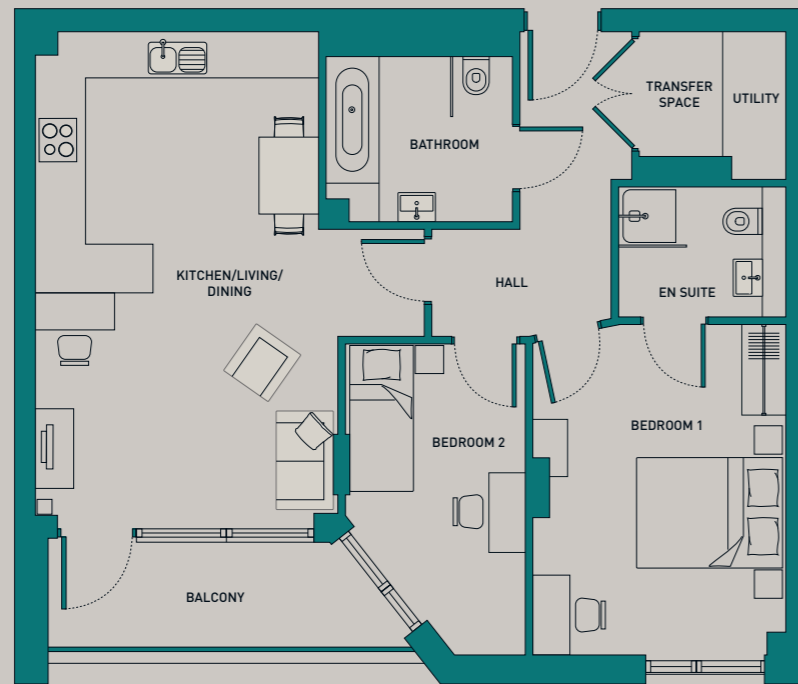
KITCHEN/LIVING/DINING	9.38 M X 3.84 M	30'9" X 12'7"
BEDROOM 1	4.63 M X 3.19 M	15'2" X 10'5"
BEDROOM 2	4.63 M X 2.49 M	15'2" X 8'2"
TOTAL AREA	91.1 M²	980.59 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 16

TWO BEDROOM ACCESSIBLE APARTMENT

PLOT: 56



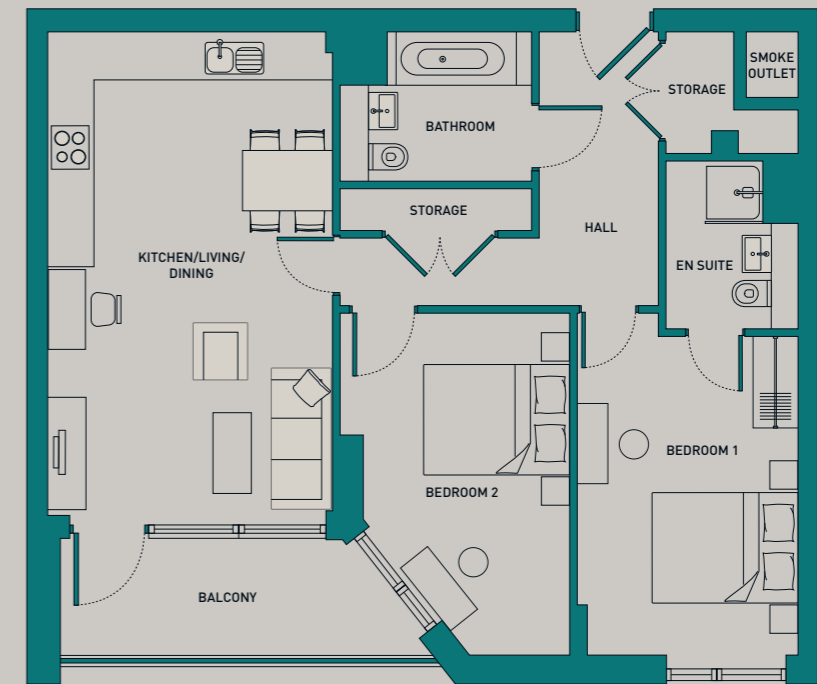
KITCHEN/LIVING/DINING	6.40 M X 3.50 M	20'11" X 11'5"
BEDROOM 1	4.41 M X 3.39 M	14'5" X 11'1"
BEDROOM 2	4.16 M X 2.43 M	13'7" X 7'11"
TOTAL AREA	73.2 M²	787.91 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

EPPING HOUSE / TYPE 18

TWO BEDROOM APARTMENT

PLOT: 26



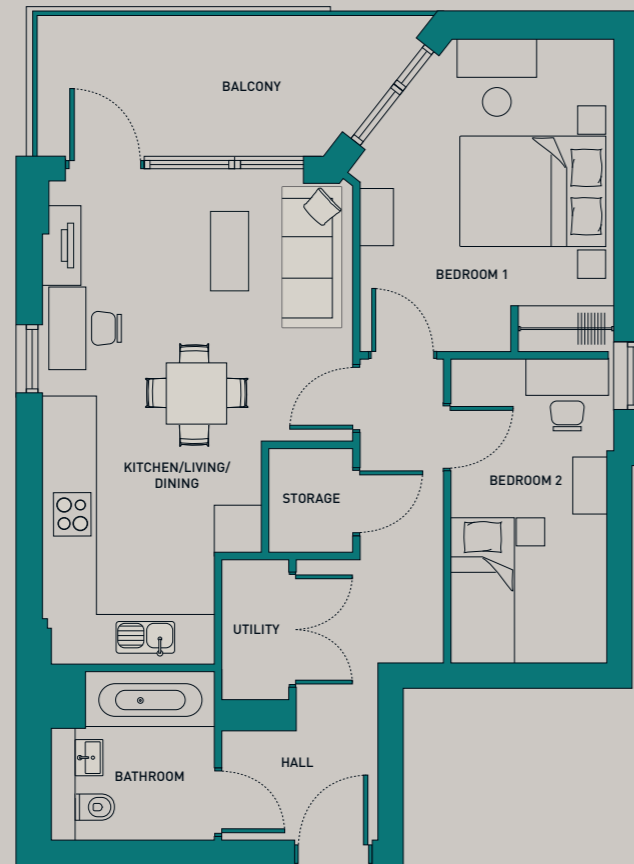
KITCHEN/LIVING/DINING	6.40 M X 3.82 M	20'11" X 12'6"
BEDROOM 1	4.28 M X 2.97 M	14'0" X 9'8"
BEDROOM 2	4.28 M X 3.07 M	14'0" X 10'0"
TOTAL AREA	71.8 M²	772.84 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

EPPING HOUSE / TYPE 20

TWO BEDROOM APARTMENT

PLOT: 30



KITCHEN/LIVING/DINING	6.39 M X 2.62 M	20'11" X 8'7"
BEDROOM 1	4.18 M X 3.32 M	13'8" X 10'7"
BEDROOM 2	4.05 M X 2.12 M	13'3" X 6'11"
TOTAL AREA	62.6 M²	673.82 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

EPPING HOUSE / TYPE 21

TWO BEDROOM APARTMENT

PLOT: 29

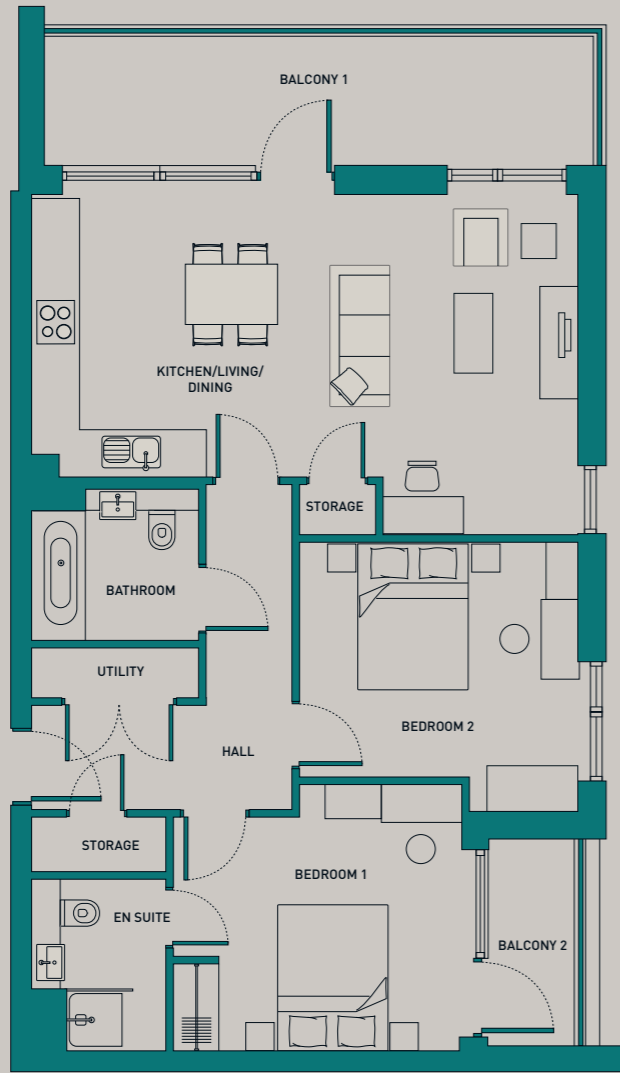


KITCHEN/LIVING/DINING	5.15 M X 3.99 M	16'10" X 13'1"
BEDROOM 1	4.60 M X 2.91 M	15'1" X 9'6"
BEDROOM 2	4.92 M X 2.78 M	16'1" X 9'1"
TOTAL AREA	80.5 M²	866.49 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 27
TWO BEDROOM APARTMENT

PLOT: 67

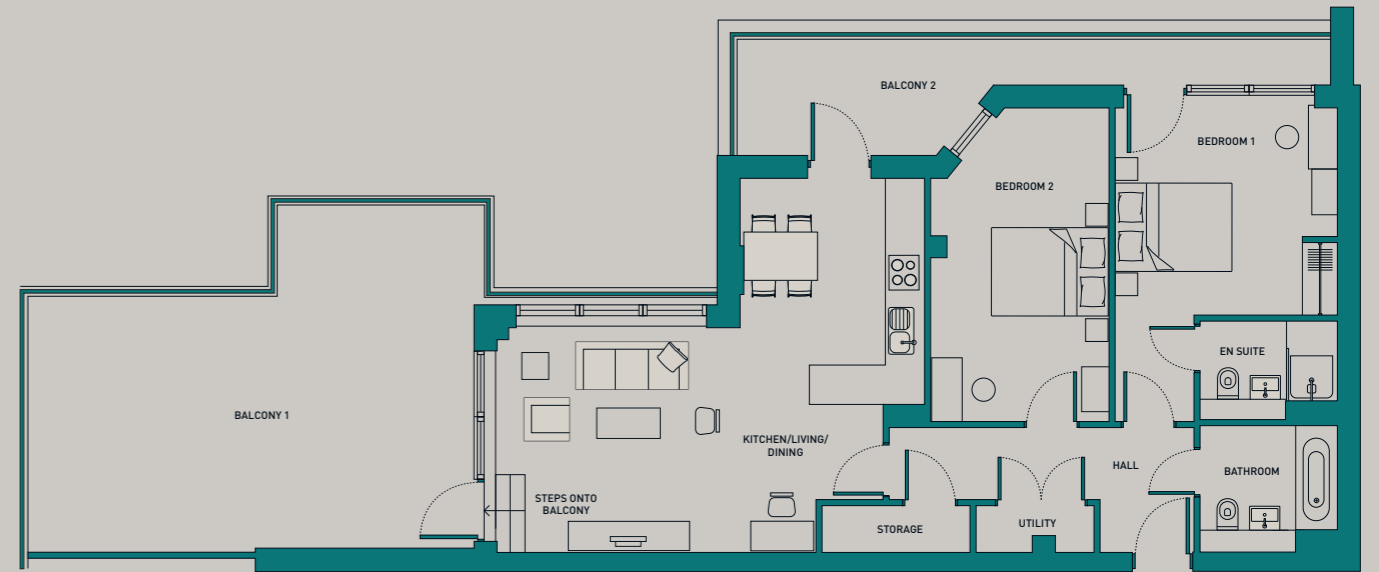


KITCHEN/LIVING/DINING	7.38 M X 4.63 M	24'2" X 15'2"
BEDROOM 1	3.84 M X 3.14 M	12'7" X 10'3"
BEDROOM 2	3.72 M X 3.56 M	12'2" X 11'8"
TOTAL AREA	77 M²	828.82 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 30
TWO BEDROOM APARTMENT

PLOT: 74



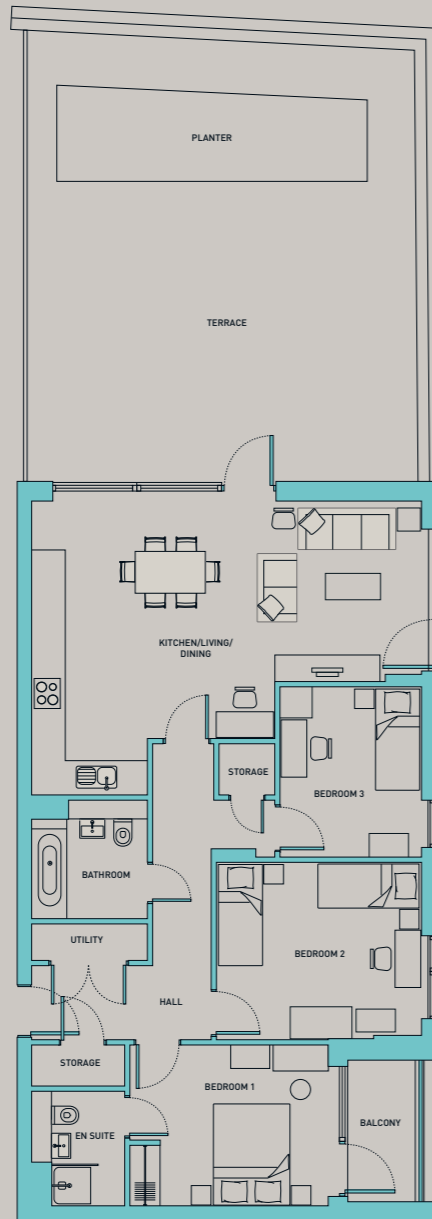
KITCHEN/LIVING/DINING	6.43 M X 6.25 M	21'1" X 20'6"
BEDROOM 1	4.85 M X 3.72 M	15'11" X 12'2"
BEDROOM 2	5.20 M X 2.97 M	17'0" X 9'8"
TOTAL AREA	82.4 M²	886.94 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 13

THREE BEDROOM APARTMENT

PLOT: 35



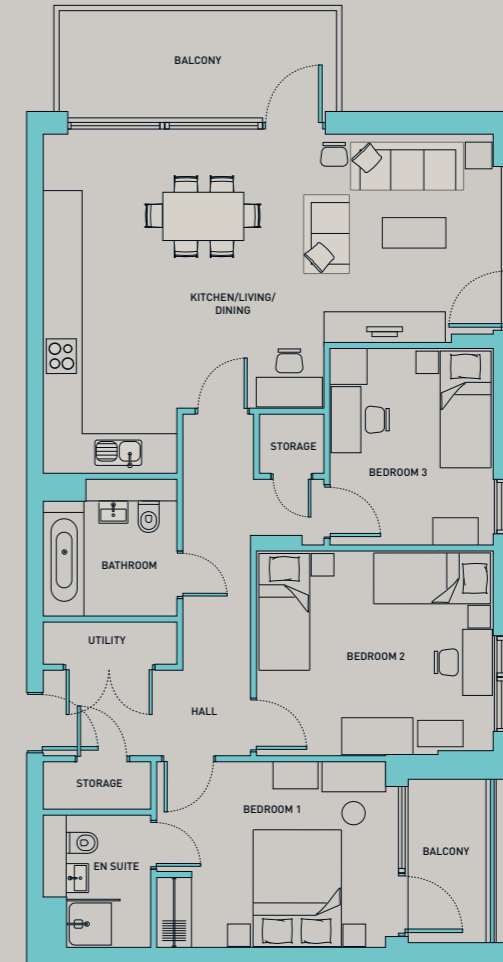
KITCHEN/LIVING/DINING	6.50 M X 5.63 M	21'3" X 18'5"
BEDROOM 1	3.82 M X 3.12 M	12'6" X 10'2"
BEDROOM 2	3.93 M X 3.41 M	12'10" X 11'2"
BEDROOM 3	3.27 M X 2.73 M	10'8" X 8'11"
TOTAL AREA	94.4 M²	1,016.11 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 13

THREE BEDROOM APARTMENT

PLOTS: 43, 51 & 59



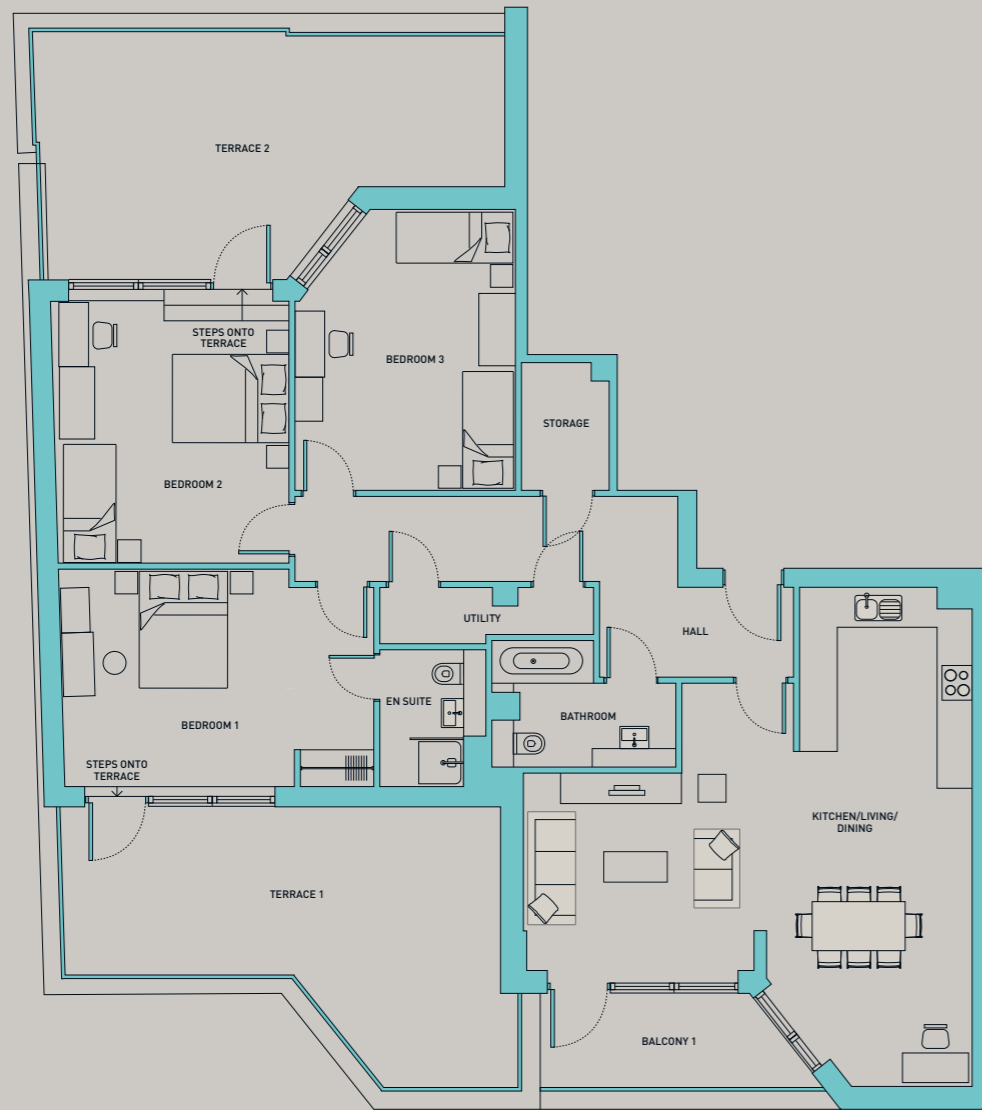
KITCHEN/LIVING/DINING	6.50 M X 5.63 M	21'3" X 18'5"
BEDROOM 1	3.82 M X 3.12 M	12'6" X 10'2"
BEDROOM 2	3.93 M X 3.41 M	12'10" X 11'2"
BEDROOM 3	3.27 M X 2.73 M	10'8" X 8'11"
TOTAL AREA	94.4 M²	1,016.11 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

EPPING HOUSE / TYPE 19

THREE BEDROOM APARTMENT

PLOT: 25



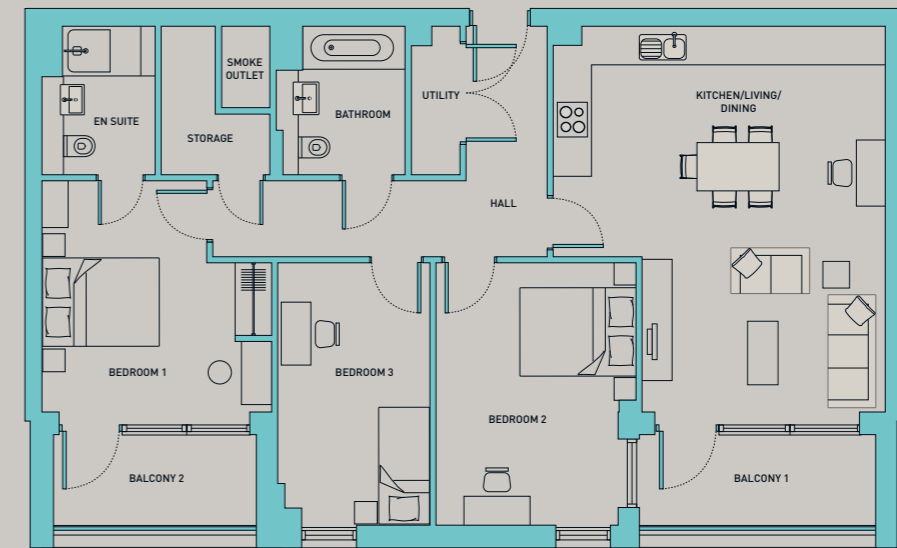
KITCHEN/LIVING/DINING	8.31 M X 7.48 M	27'3" X 24'6"
BEDROOM 1	5.14 M X 3.61 M	16'10" X 11'10"
BEDROOM 2	4.36 M X 3.99 M	14'3" X 13'1"
BEDROOM 3	4.69 M X 3.67 M	15'4" X 12'0"
TOTAL AREA	125.5 M²	1,350.87 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 23

THREE BEDROOM APARTMENT

PLOT: 64



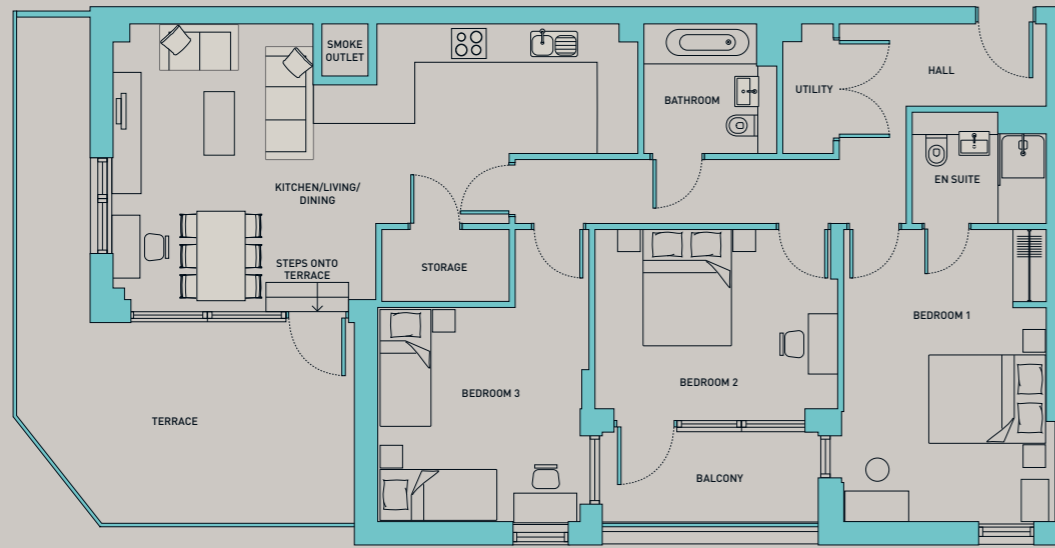
KITCHEN/LIVING/DINING	6.55 M X 5.45 M	21'5" X 18'2"
BEDROOM 1	3.87 M X 3.86 M	12'8" X 12'7"
BEDROOM 2	4.38 M X 3.33 M	14'4" X 10'11"
BEDROOM 3	4.38 M X 2.54 M	14'4" X 8'4"
TOTAL AREA	98.6 M²	1,061.32 FT²

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HOLLY HOUSE / TYPE 24

THREE BEDROOM APARTMENT

PLOT: 63



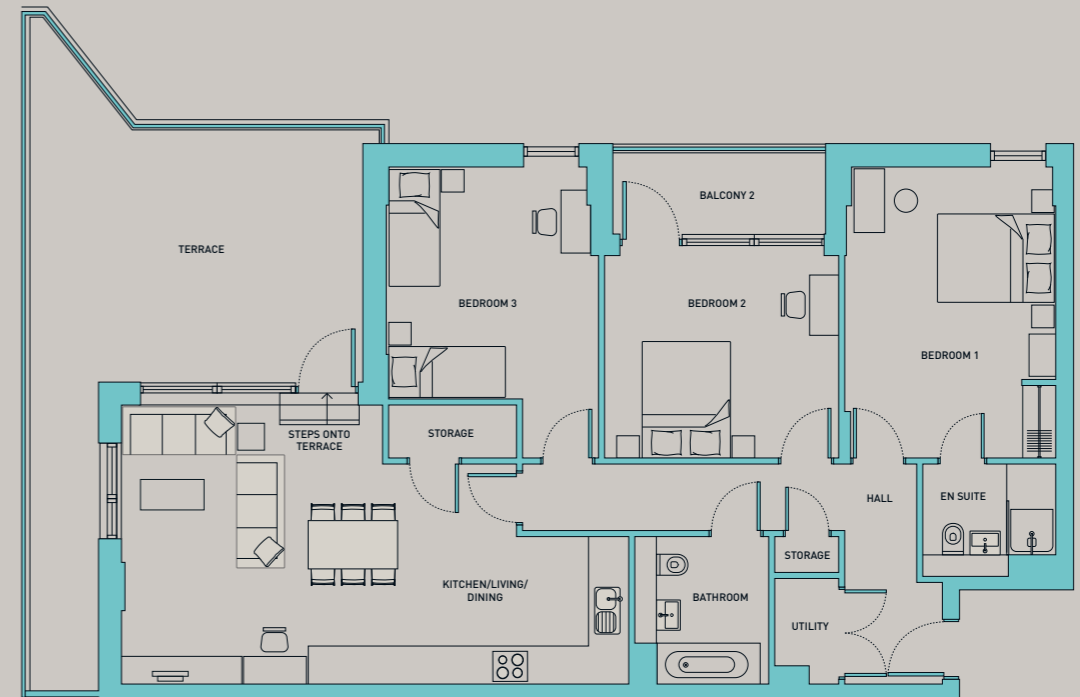
KITCHEN/LIVING/DINING	8.73 M X 4.64 M	28'7" X 15'2"
BEDROOM 1	4.89 M X 3.41 M	16'0" X 11'2"
BEDROOM 2	4.04 M X 3.02 M	13'3" X 9'10"
BEDROOM 3	3.59 M X 3.47 M	11'9" X 11'4"
TOTAL AREA	102.6M²	1,104.37FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 25

THREE BEDROOM APARTMENT

PLOT: 70



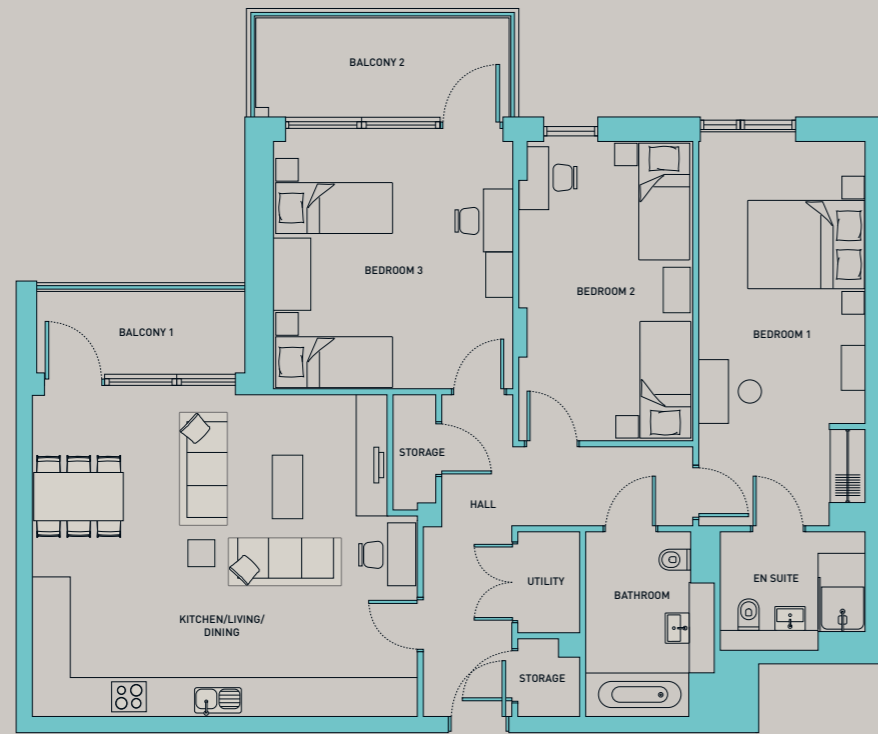
KITCHEN/LIVING/DINING	8.36 M X 4.61 M	27'5" X 15'1"
BEDROOM 1	4.81 M X 3.55 M	15'9" X 11'7"
BEDROOM 2	3.91 M X 3.30 M	12'9" X 10'9"
BEDROOM 3	4.81 M X 3.50 M	15'9" X 11'5"
TOTAL AREA	105.9 M²	1,139.89 FT²

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HOLLY HOUSE / TYPE 26

THREE BEDROOM APARTMENT

PLOT: 69



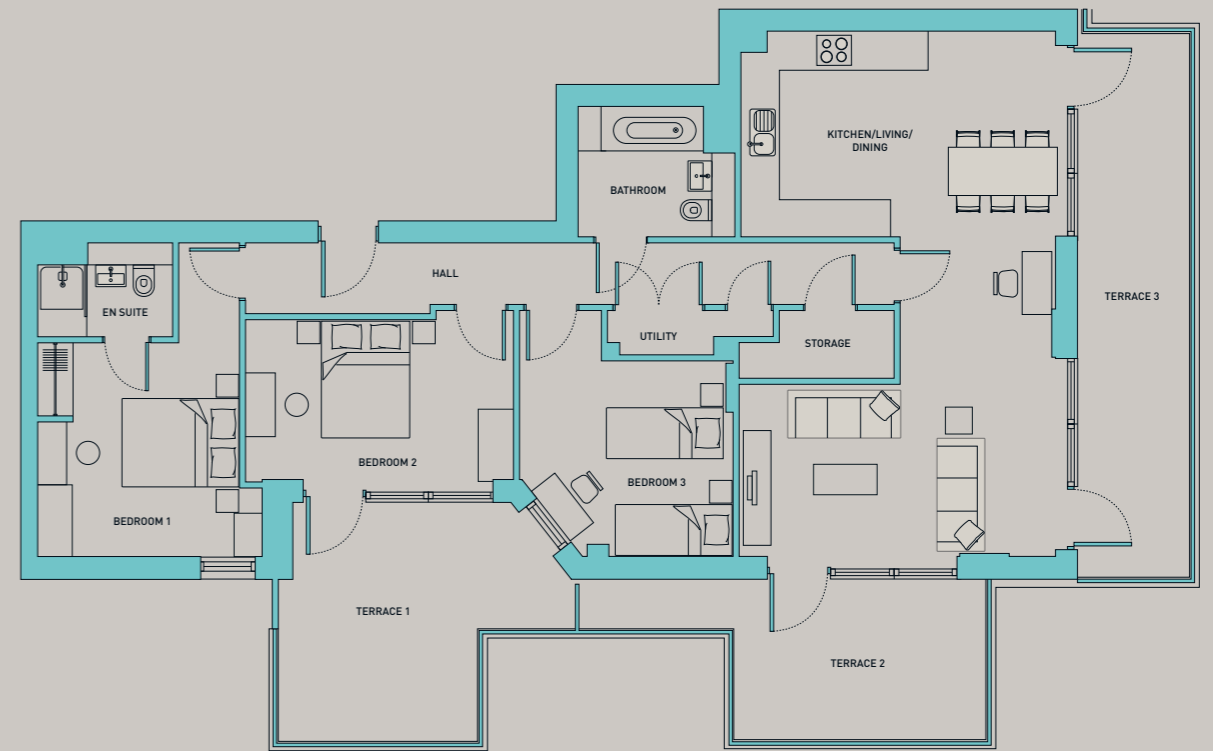
KITCHEN/LIVING/DINING	6.41 M X 5.36 M	21'0" X 17'7"
BEDROOM 1	6.40 M X 2.80 M	20'11" X 9'2"
BEDROOM 2	4.73 M X 2.91 M	15'6" X 9'6"
BEDROOM 3	4.14 M X 4.09 M	13'6" X 13'5"
TOTAL AREA	111.9 M²	1,204.48 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 28

THREE BEDROOM APARTMENT

PLOT: 72



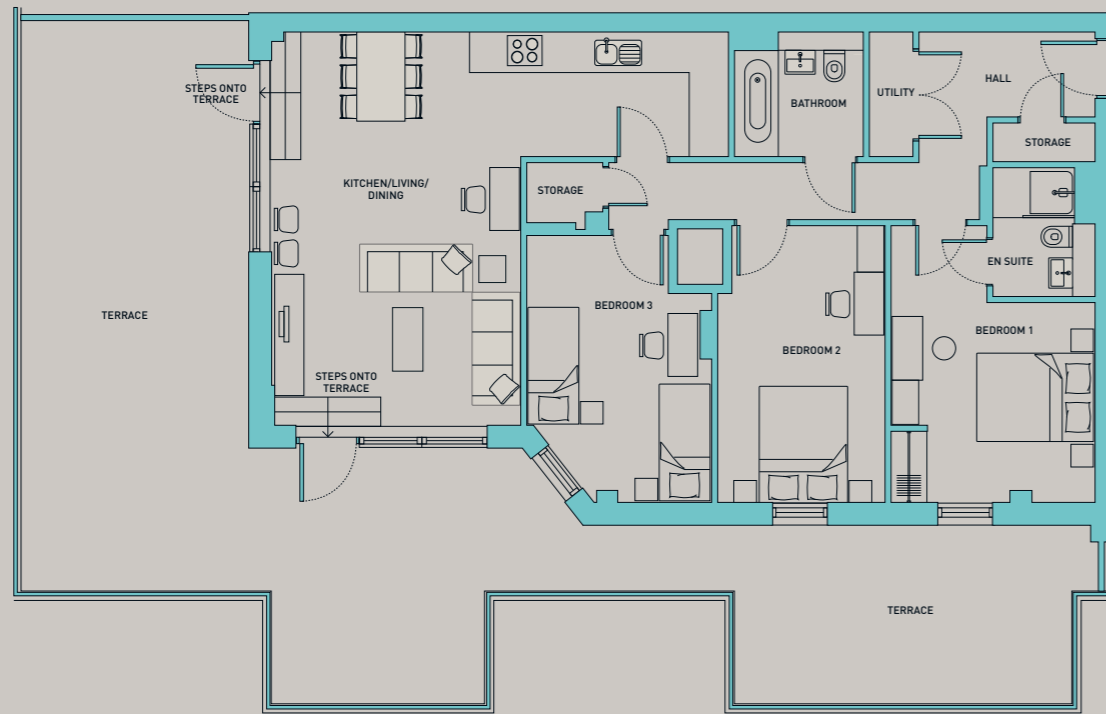
KITCHEN/LIVING/DINING	8.72 M X 5.27 M	28'7" X 17'3"
BEDROOM 1	5.41 M X 3.38 M	17'9" X 11'1"
BEDROOM 2	4.45 M X 3.29 M	14'7" X 10'5"
BEDROOM 3	4.03 M X 3.56 M	13'2" X 11'8"
TOTAL AREA	105.6 M²	1,136.66 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 29

THREE BEDROOM APARTMENT

PLOT: 71



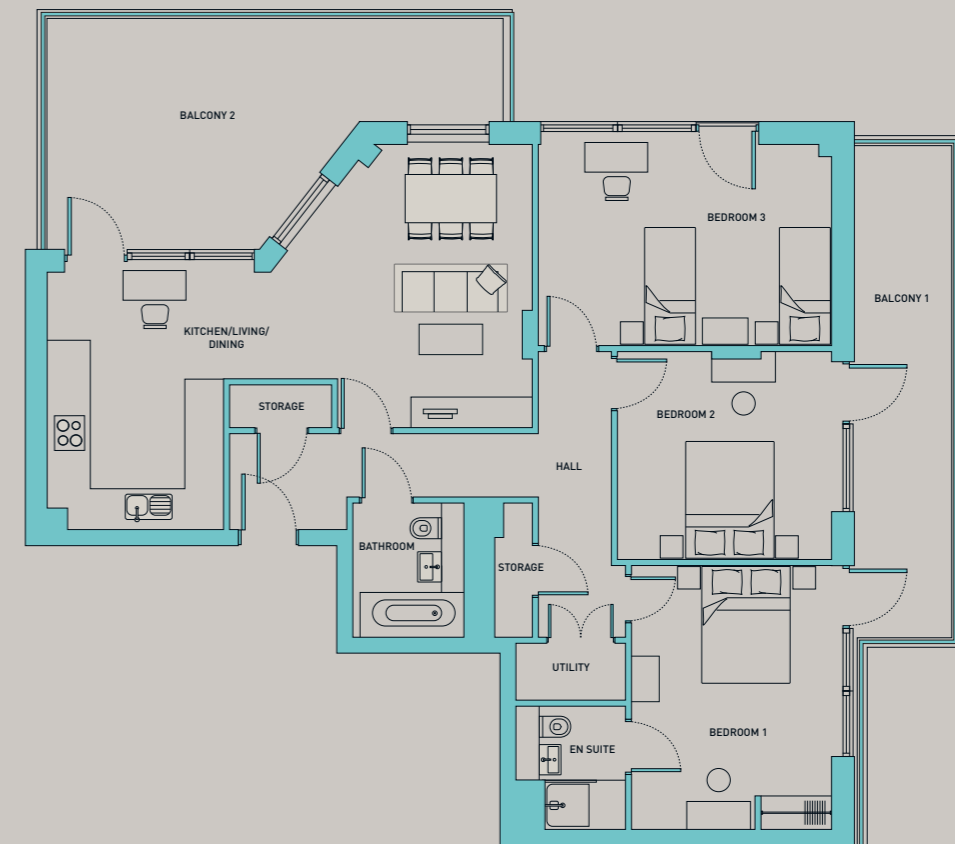
KITCHEN/LIVING/DINING	6.54 M X 4.18 M	21'5" X 13'8"
BEDROOM 1	4.61 M X 3.43 M	15'1" X 11'2"
BEDROOM 2	4.61 M X 2.80 M	15'1" X 9'2"
BEDROOM 3	3.53 M X 3.27 M	11'6" X 10'8"
TOTAL AREA	97.9 M²	1,053.78 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

HOLLY HOUSE / TYPE 31

THREE BEDROOM APARTMENT

PLOT: 73



KITCHEN/LIVING/DINING	8.07 M X 4.27 M	26'5" X 14'0"
BEDROOM 1	4.85 M X 3.72 M	15'11" X 12'2"
BEDROOM 2	3.59 M X 3.46 M	11'9" X 11'4"
BEDROOM 3	4.89 M X 3.38 M	16'0" X 11'1"
TOTAL AREA	103.4 M²	1,112.98 FT²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

SPECIFICATION

Our homes at Warden's Reach come with a range of fixtures and fittings as standard, providing the perfect backdrop for you to create a home that you'll love to live in.

ATTENTION TO DETAIL

	1-BEDROOM APARTMENT	2-BEDROOM APARTMENT	3-BEDROOM APARTMENT
KITCHENS			
Individually designed kitchen units with laminate worktops, soft close doors and upstands	•	•	•
Appliances include single oven, induction hob and extractor hood, fridge/freezer, dishwasher and washing machine	•	•	•
Strip lighting	•	•	•
BATHROOMS			
Vado shower over bath, and glass shower to en-suites	•	•	•
Porcelain wall tiling to: wet areas	•	•	•
Chrome towel radiator	•	•	•
Mirrors	•	•	•
LIGHTING AND ELECTRICAL			
Downlights to kitchen area, living room and bathroom	•	•	•
Pendant lights to remaining rooms and living spaces	•	•	•
Sky Q point in bedrooms and media plate in living room	•	•	•
TV points	•	•	•
Provision for high-speed internet	•	•	•
OTHER FEATURES			
Water resistant wood effect laminate to: kitchen, dining room, living room and hallway	•	•	•
Porcelain tile to bathroom and ensuite			•
Secure entry system	•	•	
Carpets to: bedrooms	•	•	•
Fitted wardrobes to all bedroom 1	•	•	•

Computer generated images are indicative only.

Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.



WAYS TO BUY WITH LATIMER



Ways to buy with Latimer

There are several routes available to home ownership to suit your needs.

Our developments are sensitive to their location and designed for modern living. Many offer a choice of two or more purchase options. We're proud to offer Shared Ownership and First Homes alongside outright sale. It's not always a case of what you buy, but how you buy.

Whether you're eager to find a sleek city apartment or an idyllic family new-build home in the countryside, you'll find what you're looking for with Latimer.

Shared Ownership*

With Shared Ownership (also known as part-buy, part-rent) you buy a share of a property. Most people typically start by buying 25-75%. Then on the remaining share you pay a subsidised rent.

First homes†

Latimer is proud to support First Homes; a new scheme designed to help local first time buyers and key workers onto the property ladder. Offering homes at a discount of 30% compared to the market price.

*Shared Ownership – Terms and conditions apply. This scheme with Clarion Housing is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. Please speak to a member of our Sales Team for more details. †First Homes Scheme – All purchasers must be first-time buyers. Purchasers need to comply with any local connections or key-worker restrictions, set by the local authority where the First Homes Scheme is located. The purchaser's household income must be no more than £80,000 in England (excluding London). Post discount price caps on first sale of the property of £250,000 across England (not London). A First Home should be the buyers only home and a purchaser will need to use a mortgage or home purchase plan for at least 50% of the purchase price of the home. The current eligibility criteria will apply to all future sales of each First Home. More details can be found here <https://www.ownyourhome.gov.uk/scheme/first-homes>.

SHARED OWNERSHIP

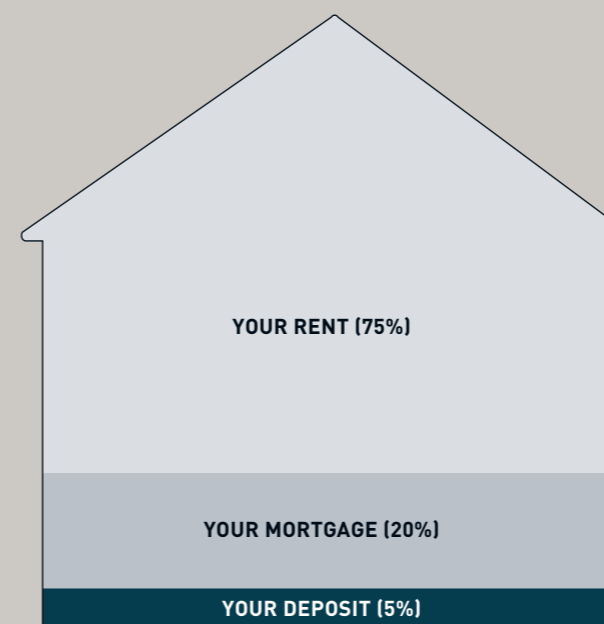
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner by purchasing a share of a home. We've produced a full, step-by-step guide that you can find on the Latimer website, and given some key information here that you need to know.

Shared Ownership is also known as part buy, part rent and is designed to be a stepping stone to you owning your home outright. You buy a share of your home – as much as you can afford – starting from as little as 25% and rising up to 75% of the property's value. You then pay subsidised rent to us on the remaining share of your home.

Over time, you can buy more shares in your Shared Ownership property, meaning you can own your home outright. This process is known as 'staircasing'. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property.

The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property.

EXAMPLE PURCHASING 25% OF A PROPERTY VALUED AT £200,000



1 YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 75% of the property you don't own.

Am I eligible for Shared Ownership?

To be eligible for Shared Ownership you will need to meet certain requirements set by Homes England and the Greater London Authority (GLA). You could be eligible for Shared Ownership if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household's needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £80,000 or less (£90,000 or less inside London)
- You are a first time buyer

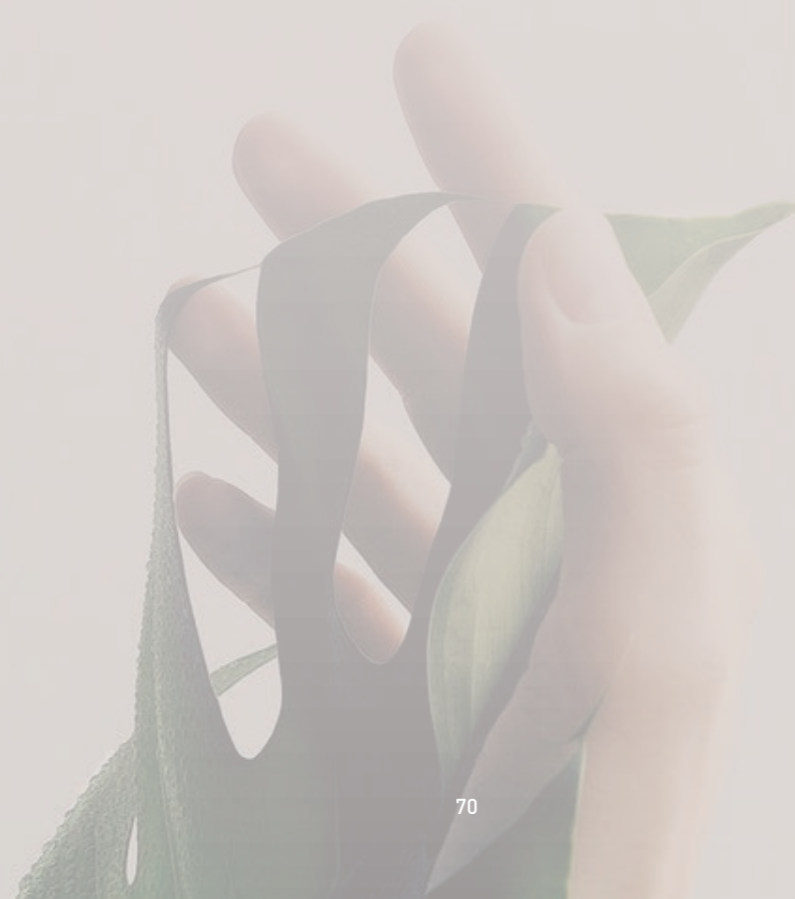
If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you're looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme. Speak to a member of our Sales Team if you have any doubts.

Before you purchase a Shared Ownership home, we will put you in touch with an independent mortgage advisor who will assess whether the purchase is affordable for you and take you through all your options.

MAKING A POSITIVE IMPACT



The homes we create at Latimer are homes for life, meaning we deliver more to the communities our homes are part of and do more to protect the environment they're located in.



Economic impact

Latimer developments deliver more than just new homes. The planning process considers the potential for prosperity and opportunity as much as it does the nuts and bolts of the build. All developers have a legal obligation to the local community, but at Latimer we deliver more than what is required by law.

Latimer projects benefit communities through job generation, green places, fresh faces and vibrant social spaces.

Our economic impact starts when we buy the land, and continues far into the future through our tenants and the relationships we build.



Environmental impact

Guided by UN Principles and targeting net zero. From the centre of the city to rural retreats, Latimer homes will always maximise fresh air and green spaces.

Our homes are designed and built to keep our residents and the world they live in healthy.

Our projects are future-facing, because the homes we create are homes for life, not just for profit.



Social impact

We create spaces that generate social energy. We design high-quality homes and spaces that help foster a sense of community, building a sense of inclusion, safety and happiness.

Communities are created in the shared spaces, the green spaces, the open doors and the passing places. When you bump into your neighbour in the gardens or you share a lift to your floor, these are the moments that generate relationships. At Latimer we spend the same time and energy on creating those spaces as we do on the design, layout and production of your homes.



OUR DEVELOPMENTS

Latimer builds homes for both outright sale and Shared Ownership throughout the nation. From contemporary apartments to family homes. From rural landscapes to iconic central cities.

Each of our developments utilises our expertise and share our commitment to quality. From iconic locations to beautiful craftsmanship and the best materials, we deliver more spaces for our residents and their communities to thrive.

The Latimer logo is synonymous with high-quality design and a commitment to excellence. We partner with architects, designers and contractors that share our values.

Once built and occupied, our customer service and aftercare continue to uphold our core values of providing happiness and delivering more.



Alta at Consort Place Canary Wharf / London

Find yourself at home in the heart of Canary Wharf. The impressive Alta at Consort Place offers apartments with extraordinary views across the capital. These stunning homes, with a wealth of resident amenities, tower above this newly landscaped destination with one, two and three bedroom apartments available.



Merrilands Dagenham / London

A collection of contemporary apartments in Dagenham. Merrilands sits in the heart of a regeneration scheme that will transform the Barking and Dagenham area. This fresh new community features 325 contemporary apartments set around landscaped, open spaces, and includes over 1,500 sq m² of commercial space.



The Bowery West Ealing / London

Ideally positioned in the heart of West Ealing. The Bowery offers a desirable opportunity to not only live in a home that you'll love, but be positioned in an area with exciting plans for the future.

All product photography is from previous Latimer showhomes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.

Computer generated images are indicative only.



A WORD FROM OUR CUSTOMERS

“Happier than ever.”

EMMA FINLAY-SMITH

HOMEOWNER AT
OAK POINT, PORTSLADE

“Moving house was completely new to me and I discovered that the cost of renting had increased dramatically. Finding a new home had not been on our agenda and my family and I were stuck between not wanting to leave our close community, but being financially unable to continue renting in the area. When we realised Shared Ownership applied to us, the search for a new-build home began and fortunately we found the wonderful Oak Point.

I was so impressed with Oak Point that we decided to buy a two bedroom semi-detached house off-plan. When it came to completion day, my expectations were exceeded and we’ve been over the moon since we moved in in January. The modern features of our house are fantastic and I love all the high-tech appliances. We would never have these luxuries if we were still renting. This home is working so well with my family’s day-to-day lifestyle and we’re happier than ever.”



“This space is all mine.”

BECKS ROSEN

HOMEOWNER AT
JUNCTION WEST, SOUTHALL

“It’s an absolute dream to own my own space. Unfortunately, I’m part of a generation who will really struggle to buy their own place and I’d honestly just presumed it was out of reach for me. I discovered the Shared Ownership scheme when it popped up online whilst I was doing my research. It was only then that I realised that this was a possibility.

I’m not a big earner and have lived hand-to-mouth for most of my adult life. I really never thought at my age, with what I am currently earning, that I could actually buy somewhere. It completely took me by surprise.”



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